Karen Johnson
Batch # 1355762
12/09/2025 10 41 03 AM
Fees $13 00 Taxes $3,977 50
Davidson County
DEEDWARR
2 pgs
20251209-0097829

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No PA-25-11839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Morrow Road Holdings LLC	Morrow Road Holdings, LLC Attn: JJ Rosen	
(NAME)	(NAME)	
5918 Morrow Road, Unit 5	5918 Morrow Road, Suite 200	091-06-1T-005.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **J3 & Me, LLC, a Kentucky Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morrow Road Holdings LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 5, as established by Declaration of Covenants, Conditions and Restrictions for 60th & Morrow, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200327-0033413, being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J3 & Me, LLC, a Kentucky Limited Liability Company by Warranty Deed from 5916 Morrow Holding Co, LLC of record in Instrument No. 20220311-0028115 Register's Office for Davidson County, Tennessee, dated March 08, 2022 and recorded on March 11, 2022, and Correction Deed Recorded Instrument No. 20220330-0037055.

This is property more commonly known as 5918 Morrow Road, Unit 5, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 5th day of December, 2025.

J3 & Me, LLC, a Kentucky Limited Liability Company

By: _____
Joshua Sweigert, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Angie Seriana of the state and county mentioned, personally appeared Joshua Sweigert, Member of J3 & Me, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of J3 & Me, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Sweigert, Member of J3 & Me, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 5th day of December, 2025.

Angie Seriana
Notary Signature

Printed Name: Angie Seriana

My commission expires: October 20, 2026

