39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00. Affiant Subscribed and sworn to before me this 20th day of January, 2026. Notary Public My Commission Expires: 7/6/26

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 38890-09-2025

Karen Johnson Davidson County
Batch # 1371693 DEEDWARR
01/22/2026 11:25:51 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00

20260122-0005251

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DJM Residence Trust 3900 E Indiantown Rd Ste 607-171 Jupiter FL 33477	NEW OWNER	Map and Parcel No.: 115-16-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juuse Saros, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DJM Residence Trust, dated January 7, 2026** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6133 Robin Hill Road, Nashville, TN 37205.

Subject property has never been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenant and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of January, 2026.

Juuse Saros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juuse Saros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2026.

Notary Public

My Commission Expires:
7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of West Meade Farms, Inc., Section B of record in Book 1835, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 165 feet on the southwesterly side of Robin Hill Road and runs back 308 feet on the northeasterly line and 317.2 feet on the southwesterly line to a dead line in the rear measuring 196 feet thereon.

Being the same property conveyed to Juuse Saros, unmarried, by deed dated June 21, 2022 from Nashville Design Build, Inc., a Tennessee Corporation, of record in Instrument No. 20220627-0073384, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, Page 7, Register's Office for Davidson County, Tennessee.