Karen Johnson Davidson County
Batch# 1385970 DEEDWARR
02/26/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260226-0015216

STATE OF TENNESSEE CUC
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: ~~AUGUST 19, 2028~~ 3/3/26 CUC
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-10752

Address of New Owner:	Send Tax Bills to:	Tax Information:
Catherine Morahan and Michael Dynia 1711 Sherwood Lane Nashville, TN 37216	~~Catherine Morahan and~~ CUC ~~Michael Dynia~~ CUC GUILD MORTGAGE CO, LLC 5887 COPLEY DR 1ST FLR SAN DIEGO, CA 92111	072-16-0-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMB Properties LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Catherine Morahan and Michael Dynia, a married couple**, hereinafter called the Grantees, their successors 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 Lot No. 8 on the Plan of Sherwood Subdivision, as shown by plat of record in Plat Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the East margin of Sherwood Land and the corner of Lots, Nos 8 and 9; thence with the line between said lots Easterly 196.05 feet to a point; thence with the margin of the same Westerly 174 feet to a point, the beginning of a curve; thence around said curve Southwesterly 33.8 feet to the Easterly margin of Sherwood Land; thence with the margin of same, Southerly 58.6 feet to the beginning.

Being the same property conveyed to Patrick E. Baker and Jillian Baker, wife and husband by Warranty Deed from Richard Oliver Craven and Alyson Holland Craven, husband and wife of record in Instrument No. 20220222-0019847 Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on February 22, 2022.

Being the same property conveyed to JMB Properties LLC, A Tennessee limited liability company by Quitclaim Deed from Patrick E. Baker and Jillian Baker, husband and wife of record in Instrument No. 20220517-0056751 Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on May 17, 2022.

Map/Parcel ID, 072-16-0-001.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1711 Sherwood Lane, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of February, 2026

JMB Properties LLC

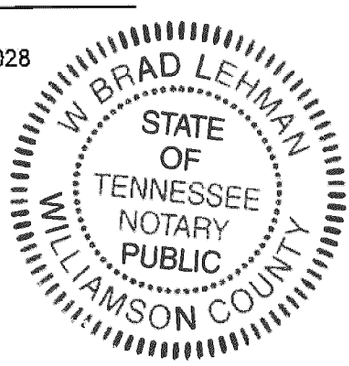
BY: _____
Patrick Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patrick Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Sole Member of JMB Properties LLC, a limited liability company, and that he/she is authorized by JMB Properties LLC to execute this instrument on its behalf as such Sole Member.

Witness my hand and seal at Franklin, Tennessee, this 19th day of February 2026.

_____
Notary Public
My Commission Expires: August 19, 2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 18, 2026

Affiant Signature

25th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028