BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLU WULF, LLC	BLU WULF, LLC	
(NAME)	(NAME)	
708 Cantrell Ave	907 Dorset Drive	117 01 0 057.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(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, **JOHNSTON SHALL MORRISON, JR AND STACEY NICOLE PRESTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLU WULF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the north 80 feet of Lot No. 5, block "J", W. M. CANTRELL'S SUBDIVISION, as of record in Plat Book 332, Page 85, Register's Office for said county.

Said part of said lot fronts 80 feet on the easterly side of Cantrell Avenue and runs back between parallel lines, with the southerly margin of an alley, 221.25 feet to an alley in the rear.

Being the same property conveyed to Johnston Shull Morrison, Jr. and Stacey Nicole Preston, as tenants-in-common, by Executor's Quitclaim Deed from Judy Tidwell Morrison ("Decedent"), died on April 19, 2025, and left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County Tennessee Probate Division, Docket No.25P1082 .Johnston Shull Morrison, Jr. (a/k/a Jay Morrison), Personal Representative of the Estate of Decedent, of record in instrument No. 20250609-0045119, in the Register's Office of Davidson County, Tennessee, dated May 22, 2025, and recorded on June 09, 2025.

Being the same property conveyed to Judy Tidwell Morrison, by Quitclaim Deed from Johnston Shull Morrison and Jeff Fisher, as Co-Trustees of the Louise S. Morrison Revocable Living Trust dated August 31, 1994, as amended and as restated under Agreement dated April 28. 2008 of record in instrument No. 20100723-0057795, in the Register's Office of Davidson County, Tennessee, dated July 21, 2010, and recorded on July 23, 2010. The said Judy Tidwell Morrison died on April 19, 2025, testate, devising subject property to Johnston Shull Morrison, Jr. (a/k/a Jay Morrison). See Probate Case 25P1082, in the Seventh Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Louise S. Morrison, Trustee of the Louise S. Morrison Revocable Living Trust dated August 31, 1994, by Quitclaim Deed from White Hall Morrison, Jr. And Louise S. Morrison, of record in Book 9490, Page 791, in the Register's Office of Davidson County, Tennessee, dated October 07, 1994, and recorded on October 12, 1994.

Being the same property conveyed to White Hall Morrison, Jr. And Wife, Louise S. Morrison, by Warranty Deed from Charles B. Davenport, Unmarried, of record in Book 4602, Page 789, in the Register's Office of Davidson County, Tennessee, dated May 15,1972, and recorded on May 19, 1972.

This property was not the primary residence of the grantors herein.

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

Karen Johnson Davidson County
Batch # 1406085 DEEDWARR
04/16/2026 09:59:26 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20260416-0031146

unimproved
This is improved x property, known as 708 Cantrell Ave, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10th day of April, 2026

JOHNSTON SHALL MORRISON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnston Shall Morrison, Jr the bargainor, 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 and official seal this 10th day of April, 2026

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

Notary Public

Witness my hand this 10th day of April, 2026

/s/ Stacey Nicole Preston by Johnston Shall Morrison, Jr. as her attorney in fact

STACEY NICOLE PRESTON BY JOHNSTON SHALL MORRISON, JR., AS HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnston Shall Morrison, to me known to be the person who executed the foregoing instrument on behalf of Stacey Nicole Preston and acknowledged that he executed the same as the free act and deed of Stacey Nicole Preston. Power of Attorney recorded in Instrument No. 20260416-0031145, in the Register's Office of Davidson County, Tennessee

Witness my hand and official seal this 10th day of April, 2026.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

Notary Public