Karen Johnson Davidson County
Batch# 1422802 DEEDWARR
05/20/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260520-0045494

State of New Jersey
County of MORRIS

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2026.

Notary Public:
My Commission Expires: 09-06-2028

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: 1100B Buchanan LLC 27 Community Pl. Morristown, NJ 07960	Send Tax Bills To: New Owner 27 Community Pl. Morristown, NJ 07960	Map/Parcel Number: 081-07-4X-002.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Skylor Morton, a single man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **1100B Buchanan LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit 1803 of Hillsboro Hill Halls, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Hillsboro Hill Halls of record in Instrument No. 20200413-0038054, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Hillsboro Hill Halls, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20200413-0038054, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Skylor Morton, a single man, by Warranty Deed from Hillsboro Hill Holdings, LLC, dated 5/7/2021 and recorded 5/13/2021 in Instrument No. 20210513-0064409, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plan Book 2, Page 33, in the Chancery Court for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.

Subject to all matters contained in Declaration of Covenants, Conditions and Restrictions for Hillsboro Hill Halls of record in Instrument No. 20200413-0038054, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of record in Instrument No. 20200502-0052528, in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way Easements of record in Instrument No. 20200622-0066477 and Instrument No. 20200622-0066478, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1803 11th Ave. N., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 15 day of May, 2026.

Skylor Morton

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 Skylor Morton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of May, 2026.

Commission Expires:

Notary Public:

ELLE TYLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2029
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 05/15/2026.

John Cobb Rochford

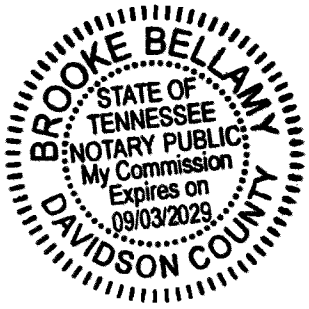
Date: 05/15/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 05/15/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29