WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427336 DEEDWARR
06/02/2026 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20260602-0049654

File No. CR-26-2281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 4/22/2028

(AFFIX SEAL)

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Fernino and Cassandra Rose	New Owner	
(NAME) 3021 Penn Meade Way	(NAME)	052-13-0B-157.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, **BB Property Project Management LLC, a Wyoming Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Fernino, a single man and Cassandra Rose, a single woman, tenants in common with rights of survivorship**, 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 No. 195, Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Monique Elliott by Warranty Deed from Victor Aldridge of record in Instrument No. 20041014-0123994 Register's Office for Davidson County, Tennessee, dated October 01, 2004 and recorded on October 14, 2004.

Being the same property conveyed to BB Project Management LLC, a Wyoming Limited Liability Company by Warranty Deed from Monique Elliott, Married of record in Instrument No. 20251021-0083932 Register's Office for Davidson County, Tennessee, dated October 21, 2025 and recorded on October 21, 2025.

This is property more commonly known as 3021 Penn Meade Way, Nashville, TN 37214.

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 29th day of May, 2026.

BB Property Project Management LLC, a Wyoming Limited Liability Company

By: James Bruce

James Bruce, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

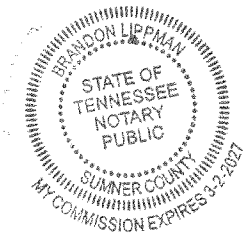
Before me, BRANDON LIPPMAN of the state and county mentioned, personally appeared James Bruce, Authorized Agent of BB Property Project Management LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of BB Property Project Management LLC, the within named bargainor, a Limited Liability Company, and that such James Bruce, Authorized Agent of BB Property Project Management LLC as such Authorized Agent , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in NASHVILLE,TN, this 29th day of May, 2026.

Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 May 29, 2026.

Lissa Groom

Affiant

Date: May 29, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of May, 2026

Kim Rogers

Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 May 29, 2026.

Lissa Groom

Affiant

Date: May 29, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of May, 2026

Kim Rogers

Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON