Karen Johnson Davidson County
Batch# 1450265 DEEDWARR
07/21/2026 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20260721-0066074

Name and Address of New Owner:
Morgan Group, LLC, a Tennessee limited liability company
1203 Kirkwood Avenue
Nashville, TN 37212

Send Tax Bills To:
New Homeowner

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 105-13-0-152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JWM Investments LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Morgan Group, LLC, a Tennessee limited liability company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 19 on the Plan of the McAlister property, as of record in Book 421, page 10, Register's Office for said County.

Said part of said lot fronts 50 feet on the Northerly side of Douglas Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to **JWM Investments LLC, a Tennessee Limited Liability Company**, by Warranty Deed dated July 17, 2026 and recorded in Instrument Number __202607210066073__, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All

visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1004 South Douglas Avenue, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of July, 2026.

JWM Investments LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Walter Morgan, Jr., Member

By: _____ (SEAL)
Melanie J. Morgan, Member

By: _____ (SEAL)
Jaylan A. Morgan, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Venikkia Cunningham, of the state and county mentioned, personally appeared Walter Morgan, Jr., Melanie J. Morgan and Jaylan A. Morgan, Members of JWM Investments, 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 Member, Member, Member, and Member of JWM Investments, the within named bargainor, a Limited Liability Company, and that such Walter Morgan, Jr., Melanie J. Morgan and Jaylan A. Morgan, Members of JWM Investments as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Hendersonville, TN, this 17th day of July, 2026.

Notary Signature

Printed Name: Venikkia Cunningham

My commission expires: 09/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $685,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17th day of July, 2026.

Notary Signature
My commission expires: 11/8/27

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 8, 2028

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 17th day of July, 2026

Robert L Scruggs 7-17-2026

Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 17th day of July, 2026.

Melody M Jenkins

Notary's Signature
My Commission Expires: 7-2-2029

