Karen Johnson Davidson County
Batch# 1471915 DEEDQC
09/11/2026 11:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084539

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SOUTHERN SKY PROPERTY MANAGEMENT, LLC C/O JEFFREY IRWIN, ET. AL.	**NEW OWNER**	**091061T00400CO**
1224 2ND AVENUE SOUTH, STE 103 NASHVILLE, TENNESSEE 37210		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of September, 2026, the undersigned, **MORROW HOLDINGS, LLC**, a Tennessee limited liability company (the "*Grantor*"), has bargained and sold, and by these presents does transfer and quitclaim to **THE J&M IRWIN REVOCABLE TRUST DATED APRIL 19, 2020, JEFFREY MATTHEW IRWIN AND MADISON MINOR IRWIN, CO-TRUSTEES** (collectively, the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, identified as **1202 60TH AVENUE NORTH, UNIT A, NASHVILLE, TENNESSEE 37218**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4, on the Plan of 60th and Morrow, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 60th and Morrow, a Horizontal

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Property Regime with Private Elements, of record in Instrument No. 20200327-0033413, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Morrow Holdings, LLC, a Tennessee Limited Liability Company, from Jeffrey Irwin, a married man whose spouse has no interest, by Quitclaim Deed dated September 10, 2021, recorded September 21, 2021, and of record as Instrument No. 20210921-0126703, in the Register's Office of Davidson County, Tennessee.

This improved property more commonly known as 1202 60th Avenue North, Unit A, Nashville, Tennessee 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of September, 2026.

GRANTOR: MORROW HOLDINGS, LLC

SIGNER: Jeffery Irwin

TITLE: Manager of Morrow Holdings, LLC

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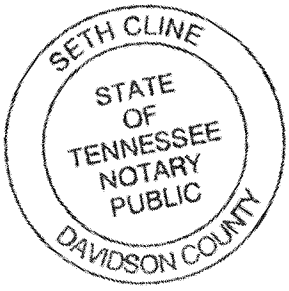
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JEFFERY IRWIN** with who I am personally acquainted, and who upon oath acknowledged himself to be the **MANAGER** for **MORROW HOLDINGS, LLC**, a Tennessee limited liability company, and as such, acknowledged that he is authorized to execute the foregoing instrument on behalf of Morrow Holdings, LLC, a Tennessee limited liability company duly existing and operating under the laws of the State of Tennessee, and that he in such capacity as Manager, executed the foregoing instrument for the purposes contained therein, by signing his name hereto.

WITNESS my hand, at office, on this 9th day of September, 2026.

Notary Public

May 3, 2027
My Commission Expires



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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 09/09/2026.

Affiant Signature

09/09/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

