WARRANTY DEED

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 7/25/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew David Barrowman	Shelter Lending Services LLC	105-03-0Z 002.00 CO
(NAME)	(NAME)	
205 Mildred Shute Avenue	1245 Cheyenne AVE Suite 304B/304c	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Grafton, WI 53024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J2K Builders, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew David Barrowman, an unmarried man,** 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:

Land in Davidson County, Tennessee, being Unit No. 2, on the Plan of 1101 2nd Avenue South Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 1101 2nd Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220823-0095288, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1101 2nd Avenue South Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20220823-0095288, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being part of the same property conveyed to J2K Builders, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 20220823-0094999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jim McLean Sr. by Warranty Deed from Geneva S. Baker and James E. Baker and Marcia B. Baker of record in Instrument No. 20220215-0017171 Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements and reservations of record.

unimproved ☐

This is improved ☑ property, known as 205 Mildred Shute Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1472105 DEEDWARR
09/14/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20260914-0084773

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 hands this 4th day of September, 2026.

Lori Holloway

J2K Builders, LLC, a Tennessee limited liability company
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

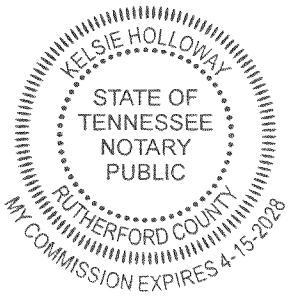
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 4th day of September, 2026.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 4/15/2028

File No.: 23123



Certificate of Authenticity

I, Ryan Rafoth, 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

September 4, 2026
Date

Affiant Signature

9/4/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 4th day of September, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY