This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24656-DJ

Karen Johnson Davidson County
Batch# 1320261 DEEDWARR
09/09/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20250909-0072038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 5th day of September, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vanguard Development LLC 1813 Lincoya Bay Dr Nashville TN 37214	Rain City Capital, LLC 12131 113th Avenue Northeast, #201 Kirkland, WA 98034	083-14-0-166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **John Omer, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vanguard Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of that certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being the westerly 10 feet of Lot 26 and the easterly 40 feet of Lot 27, Block "C", Priest Home Place Subdivision, a plan of which is of record in Book No. 161, page 103, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot 26 and the easterly part of Lot 27 front together 50 feet on the northerly side of Vansinder Street, now Fatherland Street, and extend back between parallel lines 160 feet to an alley.

Being the same property conveyed to Bahrom John Omer by Warranty Deed from William Dalton Wood II and Marion Louise McCord, being dated September 5, 2025 and recorded in Instrument No. 20250909-0072014, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Clyde F. McCord and Mary Louise McCord, his wife by Warranty Deed from Metropolitan Life Insurance Company, dated January 11, 1940, recorded February 2, 1940, of record in Book 1113, page 662, Register's Office for Davidson County, Tennessee. The said Clyde F. McCord, also known as Clyde Fountain McCord, having since died intestate in Nashville, Tennessee on July 23, 1973, property vesting in Mary Louise McCord as sole surviving heir in the entirety. The said Mary Louise McCord, also known as Mary Louise Eagan McCord, having since died intestate in Nashville, Tennessee on May 30, 1981, was survived by her three children: Clyde Fountain McCord, Jr., Sandra McCord Wood and Marion Louise McCord. The said Clyde Fountain McCord, Jr. having since died intestate on February 18, 1992. He was a resident of Madison County, Alabama. An estate was opened in the Probate Court for Madison County, Alabama and Letters of Administration were granted on April 23, 1992. The sworn pleadings in the estate confirm that Clyde Fountain McCord, Jr.'s heirs at law were Sandra McCord Wood and Marion McCord. (cont'd)

The said Sandra McCord Wood having since died intestate in West Point, Mississippi on February 18, 2018. She was survived by her husband, Dr. William Horace Wood and her son, William Dalton Wood, II. The said Dr. William Horace Wood died testate on March 24, 2020 in West Point, Mississippi. Dr. William Horace Wood's Last Will and Testament devises and bequeaths the rest, residue and remainder of his estate to his son, William Dalton Wood, II. The said Marion Louise McCord is unmarried and has never had children. William Dalton Wood, II has a vested interest in one- half of the property and Marion McCord has a vested interest in the remaining one-half. See Affidavit of Heirships along with supporting documentation of record in Instrument No. 20240830-0066942; and in Instrument No. 20240830-0066943, said Register's Office.

This is improved property located at: **1915 Fatherland Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 5th day of September, 2025.

GRANTOR:

John Omer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Omer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of September, 2025.

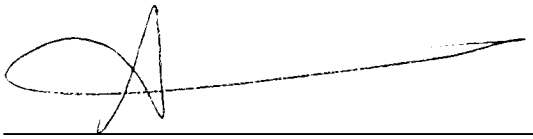
CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202509090072038

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 09/05/2025.



Affiant Signature — Date: 09/05/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/05/2025.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal