This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 12th day of September, 2025.

Notary Public
My commission expires: 6/16/29

Karen Johnson Davidson County
Batch# 1321754 DEEDWARR
09/15/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250915-0073315

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Walking Bridge Homes, LLC	Bell Rock Income Fund 1, LLC	097-16-0A 019.00
4909 John Hager Road	6628 E Baseline Rd Ste 101	
Hermitage, TN 37076	Mesa, AZ 85206	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY W. HOGAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WALKING BRIDGE HOMES, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of First Revision, The Peninsula, Phase One, of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony W. Hogan, an unmarried man, by Warranty Deed from Jennifer Ann Carter and John Mark Carter, wife and husband, dated 09/05/2013 and recorded 11/04/2013 in Instrument No. 20131104-0114298, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4909 John Hager Road, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AWH

Witness my hand this the 12th day of September, 2025.

Anthony W. Hogan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony W. Hogan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2025.

My commission expires:
7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 09/12/2025.

Affiant Signature

09/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202509150073315