NEW OWNER:
HIDDEN TRAIL CONSTRUCTION LLC
4825 TROUSDALE DRIVE, STE 231
NASHVILLE, TN 37220

SEND TAX BILLS TO:
BELL ROCK INCOME FUND 1, LLC
6628 EAST BASELINE ROAD, STE 101
MESA. AZ 85206

Map & Parcel
09113015200 (PART OF)

THIS INSTRUMENT PREPARED BY:

Rochelle. McCulloch & Aulds, P L L C
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO 25-1688

Space for Recorder's stamp

Karen Johnson
Batch # 1355301
12/08/2025 12 03 40 PM
Fees $18 00 Taxes $888 00

Davidson County
DEEDWARR
3 pgs

20251208-0097463

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RYAN HOOPER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL CONSTRUCTION LLC, a Tennessee limited liability company,** ("Grantee), its successors and assigns, forever, the following tract or parcel of land. situated and lying in **DAVIDSON** County. Tennessee, bound and described as follows, to-wit

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No 4, Block M, on the Map of Crolywood Subdivision. Section II, of record in Plat Book 1130, Page 100, Register's Office for Davidson County. Tennessee, to which plat specific reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to RYAN HOOPER, by Quitclaim Deed to Re-Establish Original Lot Lines from Ryan Hooper, dated March 27, 2025, and of record in Instrument No 20250331-0023955, Register's Office for DAVIDSON County, Tennessee Also being a portion of the same property conveyed to RYAN HOOPER, unmarried man, by Warranty Deed from Blue Ridge Homes, LLC, Series 13, dated March 27, 2025 and of record in Instrument No 20250331-0023953, Register's Office for Davidson County Tennessee

This description is the same as in the prior deed

This is not the principal residence of the Grantor

THIS IS IMPROVED PROPERTY more commonly known as **506 WEST BEND DRIVE, NASHVILLE, TN 37209**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto. belonging to the said Grantee, its successors and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1130, Page 100, and any and all restrictions, existing roadways, easements and rights-of-way of record

POSSESSION shall be given date of deed

PROPERTY TAXES for the current year shall be prorated as of date of deed

WITNESS MY SIGNATURE hereto this 1st day of December, 2025

RYAN HOOPER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RYAN HOOPER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office this 1st day of December, 2025

NOTARY PUBLIC

My commission expires _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater, for this transfer is **$240,000.00**

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2025

NOTARY PUBLIC

My commission expires 3/6/27

JANELL L JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY