Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-6048

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of December, 2025

Notary Public

Commission Expires: 11/15/28



Karen Johnson Davidson County
Batch# 1366037 DEEDWARR
01/06/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260106-0000775

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bowerbird Construction, LLC 3213 Cloverwood Drive Nashville, TN 37214	Bell Rock Income Fund 1, LLC, a Delaware LLC 6628 East Baseline Road Ste 101 Mesa, AZ 85206	096-11-0-172.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jaime Vazquez and wife, Diane C. Vazquez,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bowerbird Construction, LLC, a Tennessee Limited Liability Company

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 Lot No. 116 on the Plan of Hickory Bend Section I, of record in Plan Book 3300, Page 38, Register's Office for said County.

Said Lot No. 116 which is a corner lot, fronts 83 feet on the Southerly margin of Cloverwood Drive and fronts 83.4 feet on the Westerly margin of Waxhaw Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 108.2 feet on the Southerly line and 113 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Jaime Vasquez, Unmarried by Warranty Deed from Merri Lee Puckett, Unmarried of record in Book 9084, Page 50, Register's Office for Davidson County, Tennessee, dated September 14, 1993 and recorded on September 17, 1993.

Being the same property conveyed to Jaime Vazquez and wife, Diane C. Vazquez by Quitclaim Deed from Jaime Vazquez of record in Book 9839, Page 560, Register's Office for Davidson County, Tennessee, dated October 18, 1995 and recorded on October 27, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3213 Cloverwood Drive, Nashville, TN 37214

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 so 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.

Dated this the 29th day of December, 2025.

Jaime Vazquez

Diane C. Vazquez

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of December, 2025, before me personally appeared Jaime Vazquez and Diane C. Vazquez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 12129125.

Affiant Signature – Joshua A. Terry

11/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27