This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25135-DJ

Karen Johnson Davidson County
Batch# 1381524 DEEDWARR
02/17/2026 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260217-0012011

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Kirsten Vorden
Affiant

Subscribed and sworn to before me, this the 11th day of February, 2026.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
OMR DEVELOPMENT LLC & MC PRESTIGE SERVICES LLC 6401 Paddington Way Antioch TN 37013	New Owner	094 01 0 201.00

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, **James C. Fuson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **OMR DEVELOPMENT LLC, a Tennessee Limited Liability Company, and MC PRESTIGE SERVICES 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:

Land in Davidson County, Tennessee, Being Lot No. 163 on the Map of PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, of record in Plat Book 57, Page 70, Register's Office for said County, as follows:

Said Lot No. 163 fronts 50 feet on the westerly side of South 13th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. V. Woodrow, by Installment Deed from L. H. Hardaway and wife, Daisy Gupton Hardaway, and further conveyed to James C. Fuson and wife, Barbara J. Fuson, of record in Book 3031 Page 340, in the Register's Office of Davidson County, Tennessee, dated March 03, 1960 and recorded on March 07, 1960. Barbara J. Fuson died on October 18, 2016 leaving James C. Fuson surviving tenant by entirety.

This Instrument executed on behalf of James C. Fuson ("Principal") by Michael Fuson and Lisa Carlene Jones pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **704 South 13th Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2026 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 11th day of February, 2026.

GRANTOR:

James C Fuson by Michael Fuson, his Attorney-in-Fact
James C. Fuson by Michael Fuson, his Attorney-In-Fact

James C. Fuson by Lisa Carlene Jones, his Attorney-in-Fact
James C. Fuson by Lisa Carlene Jones, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Fuson and Lisa Carlene Jones the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James C. Fuson ("Principal"), as Attorneys-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 11th day of February, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Lisa Carlene Jones

Affiant 2-11-2026

WITNESS my hand and seal at office this 11th day of February, 2026.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 02/11/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/11/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

