Name and Address of New Owner:
Nashville Signature Homes, LLC and Plus One Village LLC
1007 Grey Oak Lane
Franklin, TN 37064

Send Tax Bills To:
Bell Rock Income Fund 1, LLC, a Delaware Limited Liability Company
6628 East Baseline Road, Suite 101
Mesa, AZ 85206

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1422732 DEEDWARR
05/20/2026 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20260520-0045396

Map & Parcel No: 128-10-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dana Michele Young, an unmarried woman, and Dana Michele Young, Trustee of the Michael Brandon Wilson Trust created under the Last Will and Testament of Alma Christine Wilson dated November 21, 2013**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashville Signature Homes, LLC, a Tennessee Limited Liability Company, and Plus One Village LLC, a Tennessee Limited Liability Company, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 206 on the Plan of Stacy Square, Section 3, as of record in Book 4175, Page 154, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Michael A. Wilson and wife, Christine Wilson by Warranty Deed from C & S Builders, INC., a Tennessee Corporation, of record in Book 4504, Page 464, Register's Office for Davidson County, Tennessee, dated May 19, 1971 and recorded on May 24, 1971. The said Michael A. Wilson died on or about September 1, 2000, leaving Christine Wilson as the surviving tenant by the entirety. The said Christine Wilson a/k/a Alma Christine Wilson died testate on or about July 1, 2025, her estate being administered in the Probate Court of Davidson County, Tennessee, Case No. 25P1710. The subject property vesting in Dana Michele Young, individually, and Dana Michele Young, Trustee of the Michael Brandon Wilson Trust.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 217 New Sawyer Brown Road, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2026.

Dana Michele Young, Individually

The Michael Brandon Wilson Trust created under the Last Will and Testament of Alma Christine Wilson dated November 21, 2013

By: Dana Michele Young, Trustee (Trustee)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Dana Michele Young, individually, and as Trustee of the Michael Brandon Wilson Trust, 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 14th day of May, 2026.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary's Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of May, 2026.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27
File No. GNT-26-4625

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 5-14-26.

Affiant Signature 5-14-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of May, 2026.

Notary Signature

My Commission Expires: 9-5-28

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON