Karen Johnson
Batch # 1472258
09/14/2026 10:56:00 AM
Fees: $13.00 Taxes: $2,312.50
Davidson County
DEEDWARR
2 pgs
20260914-0085055

WARRANTY DEED

DEDREA R. VOELKER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (625,000.00).

K. Lopez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF SEPTEMBER, 2026.

Dedrea R Voelker
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
RACHEL L. CAMPBELL AND CHARLES CAMPBELL (NAME)	**NEW OWNER** (NAME)	**091 12 2A 002.00**
~~**4005B INDIANA AVENUE NASHVILLE, TN 37209**~~ (ADDRESS)	2447 Logwood Briar Cv. S. Collierville, TN 38017 (ADDRESS)	

2447 Logwood Briar Cv. S. Collierville, TN 38017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of September, 2026, the undersigned, **MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **RACHEL L. CAMPBELL AND CHARLES CAMPBELL, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4005B INDIANA AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4005B of FOURTHOUSANDFIVE INDIANA AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing FOURTHOUSANDFIVE INDIANA AVENUE, a Horizontal Property Regime, of record in Instrument No. 20201112-0133219, as Amended in Instrument No. 20221228-0133302, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to MRE OZ Fund, LLC, by Warranty Deed from Habiba Ahmed, Married, of record in Instrument No. 20190918-0094375, in the Register's Office of Davidson County, Tennessee, dated September 13, 2019, and recorded on September 18, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of September, 2026.

GRANTOR: MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MRE DEVELOPMENT PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP
ITS: MANAGER OF MRE OZ FUND, LLC

BY: JON R. WAGENMAN
ITS: MANAGING PARTNER OF MRE DEVELOPMENT PARTNERS, GP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JON R. WAGENMAN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Managing Partner of **MRE DEVELOPMENT PARTNERS, GP**, a Tennessee General Partnership, and who upon oath acknowledged that **MRE DEVELOPMENT PARTNERS, GP** is the Manager of **MRE OZ FUND, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **MRE OZ FUND, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Manager, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Manager.

WITNESS my hand, at office, on this 10th day of September, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY