Karen Johnson Davidson County
Batch# 1476771 DEEDWARR
09/23/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260923-0088422

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-10234-SS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

9/23/2026
Affiant

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Subscribed and sworn to before me, this the 23rd day of September, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
OMR Development LLC 6401 Paddington Way Nashville, TN 37013	Bell Rock Income Fund 1, LLC 6628 E Baseline Road, Ste 101 Mesa, AZ 85206	094 01 0 200.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jennye A. Hill, a single woman**, individually, "Grantor", transfer and convey unto **OMR Development LLC, a Limited Liability Company**, collectively, "Grantee" 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. 164 on the Map of PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James H. Hill and wife, Jennye A. Hill, by Warranty Deed from W. Corbit D. Herd and wife Joyce I. Herd, of record in Book 5801, Page 96, in the Register's Office of Davidson County, Tennessee, dated September 25, 1981, and recorded on September 30, 1981. James H. Hill has since died on January 3, 2021, leaving Jennye A. Hill as sole surviving tenant by the entirety.

This improved property is located at: **708 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, 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 23rd day of September, 2026.

GRANTOR:

Jennye A. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Jennye A. Hill, with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is the of , a limited liability company, that he/she is authorized by to execute this instrument on its behalf.

WITNESS my hand and seal at office this 23rd day of September, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 9/23/2026 (date of document).

Affiant Signature

9/23/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL