Karen Johnson Davidson County
Batch# 1477493 DEEDWARR
09/25/2026 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260925-0089107

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Teresa Cayce
Affiant

Subscribed and sworn to before me, this _____ day of September, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
M & B Development, LLC	**BELL ROCK INCOME FUND 1, LLC,**	**09511016700**
1406 Saddle Crest	**6628 E BASELINE RD STE 100**	
Mt. Juliet, TN 37122	**MESA, AZ 85206**	

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 ACKNOWLEDGE, WE,

My Tennessee Home Solutions, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M & B Development, LLC

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. 57, Plan of Merry Oaks,Section II, of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to My Tennessee Home Solution, LLC, by Warranty Deed from Jessica Cayce, dated 9/21/2026, of record in Instrument No. 20260924-0088686, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kenneth Roger Martin, by Quitclaim Deed from Suzanne S Welker, fka Suzanne S Martin, dated May 2, 2000, of record in Instrument No. 200006090046948, in the Register's Office for Davidson County, Tennessee. Kenneth Roger Martin died April 30, 2025. Kenneth Roger Martin died intestate April 30, 2025, leaving Jessica Cayce as his sole heir-at-law, as evidenced by Affidavits of Heirship of record in Instrument No. 20260924-0088684 and Instrument No. 20260924-0088685, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2407 Merry Oaks Dr, 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 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 in 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.

Charles Chandler III Date: 9/21/2026

My Tennessee Home Solutions, LLC
By Chandler Charles, III, Member

STATE OF TN

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Chandler Charles, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Member of My Tennessee Home Solutions, LLC and that they are authorized by My Tennessee Home Solutions, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 10/24/2028

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 9/21/2026 (date of document).

Affiant Signature

9/21/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of September 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

