Karen Johnson Davidson County
Batch# 1480356 DEEDWARR
10/02/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20261002-0091063

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26259-DJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2026.

Notary Public
My Commission Expires: 9-3-30

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1018 MCMAHAN LLC 99 East Main St. Ste. 200 Franklin, TN 37064	Bell Rock Income Fund 1, LLC, a Delaware limited liability company 6628 East Baseline Road Suite 101 Mesa, AZ 85206	

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, **AWA Enterprises LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1018 MCMAHAN 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 all of Lot No. 4, Plat of Resubdivison of Lots No. 11 to 17, inclusive, I.C. McMahan's Maplewood Tract, according to survey and plat of same appearing of record in Book 547, page 144, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 4 fronts 50 feet on the southerly side of McMahan Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to AWA Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Lesli Oliver Wright, as Conservator for James Terrell Markham, dated September 14, 2026, recorded September 15, 2026, of record in Instrument No. 20260915-0085550, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to James Terrell Markham by Warranty Deed from Troy Lee McDonald, dated September 24, 1990, recorded September 27, 1990, of record in Book 8204, page 672, said Register's Office. Lesi Oliver Wright having since been appointed as Conservator of James Markham by Letters of Conservatorship dated September 4, 2026, Docket No. 26P1155, Circuit Court of Davidson County, Tennessee.

This is improved property located at: **1018 McMahan Avenue, Nashville, TN 37216**

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 30th day of September, 2026.

GRANTOR:

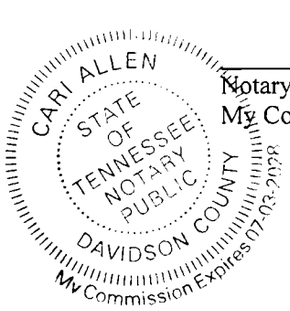
AWA Enterprises LLC, a Tennessee Limited Liability Company

By: _____ Member
Wassem Abdelshahed, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wassem Abdelshahed, Member the within named Grantor(s), 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 is the Member of AWA Enterprises LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2026.



Notary Public
My Commission expires: 7-3-28

202610020091063

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 9-30-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-30-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM