Karen Johnson Davidson County
Batch# 1480769 DEEDWARR
10/05/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20261005-0091649

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $213,000.00

Alex Gregory
Affiant

Subscribed and sworn to before me, this 1st day of October, 2026.

Jennifer Russell
Notary Public
My commission expires: 9/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
Nashville Signature Homes LLC	**Bell Rock Income Fund 1, LLC,**	**04302010900**
8046 Warren Dr	**6628 E Baseline Rd Ste 101**	
Nolensville TN 37135	**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,

Timothy Williams, unmarried

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

Nashville Signature Homes 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. 100, Plan of Farview, Section III, of record in Book 3700, Page 113, 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 Timothy Williams, by Quitclaim Deed from Mary A Williams, dated June 7, 2005, of record in Instrument No. 20050610-0066926, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy Williams and Mary A Williams, joint tenants with rights of survivorship, by Warranty Deed from Donald H Sanders and Carolyn S Batson and Ronald F Sanders and Nancy Sanders, heirs at law of Frances Sanders, dated June 15, 2001, of record in Instrument No. 20010620-0065520, in the 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 742 May Dr, Madison, TN 37115.

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.

Timothy Williams Date: 9-30-26

Timothy Williams

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STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Timothy Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2026.

D L Paulsson

NOTARY PUBLIC

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 9-19-2028

Certificate of Authenticity

I, Linzie Hahn, 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 9/30/26.

Date

Affiant Signature

9/30/26

Date

State of TN

County of Sumner

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

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY