WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

BG-JP-26-2711

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Awo Schell Trust	**Bell Bank**	
(NAME) **1325 E Palomino Dr.**	(NAME) **3683 S. Val Vista Drive**	**118-02-2B-006.00-CO**
(ADDRESS) **Tempe, AZ 85284**	(ADDRESS) **Gilbert, AZ 85297**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILOXI TOWNHOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN ANDREW SCHELL, TRUSTEE OF THE AWO SCHELL TRUST U/A/D JUNE 17, 2025,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 6 on Biloxi of record in Instrument No. 20160817-0085700 and amended in Instrument No. 20200624-0068054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Biloxi Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from James A. Fraser and Annie O. Fraser, as Trustees of the James A. Fraser and Annie O. Fraser Family Trust, Dated August 8, 2006 of record in Instrument No. 20240131-0006908 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on January 31, 2024.

This conveyance is subject to:
- Taxes for the year 2027 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 99, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160817-0085700, Instrument 20200624-0068054 , and Instrument No. 20251017-0083606, Register's Office for Davidson County, Tennessee.
- Articles of Organization of record in Instrument Number 20161025-0112632, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2711 Biloxi Ave., Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson
Batch # 1483504
10/13/2026 11:57 AM
Fees: $13.00 Taxes: $2,179.30

Davidson County
DEEDWARR
2 pgs

20261013-0094011

Witness my/our hand(s) this the 29th DAY OF ~~OCTOBER~~ September, 2026.

Biloxi Townhomes LLC

BY:_____
James Fraser
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FRASER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BILOXI TOWNHOMES LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~8th of October~~ September 29 pgs, 2026.

_____
Notary Public
My Commission Expires: 11/5/29
(SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212