Karen Johnson Davidson County
Batch# 1006233 DEEDQC
05/22/2023 03.01 00 PM 2 pgs
Fees $12 00 Taxes $0.00
20230522-0038502

This Instrument Prepared By:	
Joseph P. Rusnak **TUNE, ENTREKIN & WHITE, P.C.** **Capitol View, Suite 600** **500 11th Avenue North** **Nashville, TN 37203** **(615) 244-2770**	Maximum principal indebtedness for Tennessee recording tax purposes is $0 00

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
Bell Rock Income Fund 2, LLC 6628 E. Baseline Road, Suite 101 Mesa, AZ 85206 Attn: Lincoln Gardner	SAME	117 13 0 070.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, McClain Investments TN LLC (the "Grantor"), has bargained and sold and by these presents does hereby transfer and convey unto Bell Rock Income Fund 2, LLC (the "Grantee"), its heirs and assigns forever, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Map of Woodmont Estates, Section I, as of record in Book 1130, Page 99, Register's Office for said County.

Said Lot No. 84 fronts 140 feet n the southerly side of Sugartree Road and runs back 157 feet on the westerly line and 134.5 feet on the easterly line to a dead line in the rear measuring 130.2 feet thereon.

Being the same property conveyed to McClain Investments TN LLC, a Tennessee Limited Liability Company, by Warranty Deed from Anne Kirkpatrick Crocket, unmarried, dated December 17, 2021, of record in Instrument No. 202112220169515, in the Register's Office for Davidson County, Tennessee.

This is real property commonly known as 2823 Sugartree Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the Grantee, its heirs and assigns forever.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be executed this 17th day of May 2023.

MCCLAIN INVESTMENTS TN LLC

By: _____
Brian Layton
Its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Layton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 17th day of May 2023.

_____
Notary Public

DANA HILDEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

My Commission expires: 1/6/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Joseph P. Rusnak

Sworn to and subscribed before me this 22nd day of May 2023.

_____
NOTARY PUBLIC

My commission expires
3-6-2024

H \JPRAssistant\JPR\Bell Rock\Quitclaim 2823 Sugartree Road wpd

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024