Name and Address of New Owner:
Canaan Builders LLC
406 W Burton St
Murfreesboro, TN 37130

Send Tax Statements To:
Canaan Builders LLC
406 W Burton St
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23060977

Map and Parcel: 117 13 0 070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bell Rock Income Fund 2, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Canaan Builders LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, 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, and being all of Lot No. 84, Woodmont Estate, Section II, according to survey and plat of same appearing of record in Book 1130, page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Bell Rock Income Fund 2, LLC by Quitclaim Deed filed for record on May 22, 2023 in Instrument Number 20230522-0038502, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Woodmont Estates of record in Book 1449, page 61 and as amended in Book 1781, page 561; All matters as set forth per plat of record in Book 1130, page 99; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3914, page 17; HOA Charter of record in Book 8081, page 687; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2823 Sugartree Road, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1026282 DEEDWARR
07/14/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230714-0053996

WITNESS our hand this 10th day of July, 2023.

Bell Rock Income Fund 2, LLC

BY: Bell Rock Finance, LLC, Manager

BY: Lincoln Gardner
Lincoln Gardner, Manager

State of ~~Tennessee~~ Virginia

County of Virginia

Personally appeared before me, a notary public in and for the state and county aforementioned, Lincoln Gardner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Bellrock Finance, LLC as Manager of Bell Rock Income Fund 2, LLC, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of July, 2023.

LaRonda Shanik Toler

Notary Public
My Commission Expires: 04/30/2024

LaRonda Shanik Toler
REGISTRATION NUMBER
7882770
COMMISSION EXPIRES
April 30, 2024

Notarized online using audio-video communication

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $950,000.00.

Lincoln Gardner
Affiant Signature

Subscribed and sworn to before me, this 10th day of July, 2023.

Virginia Henrico

LaRonda Shanik Toler

Notary Public
My Commission Expires: 04/30/2024

LaRonda Shanik Toler
REGISTRATION NUMBER
7882770
COMMISSION EXPIRES
April 30, 2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/10/23 (date of document).

L F Vaught

Affiant Signature

7/14/23

Date

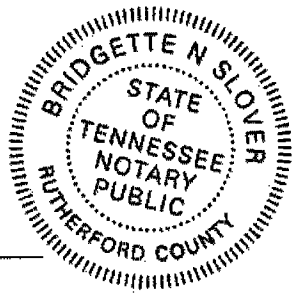
State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of July, 2023.

Bridgette N. Slover

Notary Signature



My Commission Expires: 3-15-2025