Karen Johnson Davidson County
Batch# 1118100 DEEDTRS
04/02/2024 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,603.95
20240402-0023208

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|---|---|
| **TRUSTEE'S DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater for this transfer is $433,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me<br>This 28 day of March 2024.<br><br>Notary Public<br><br>TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br><br>My Commission Expires: 11/03/2025 |

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| Bell Rock Income Fund I, LLC<br>6628 E. Baseline Road<br>Suite 101<br>Mesa, AZ 85206 | New Owner | 07210018700 |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.**

This indenture made the 28th day of March, 2024, by and between Robert J. Notestine III, Trustee (party of the first part) and Bell Rock Income Fund I, LLC, party(ies) of the second part.

**W I T N E S S E T H:**

WHEREAS, on the 19th day of July, 2023, Royal Oak Property Services, LLC did duly execute and convey to the Trustee named therein, a certain Deed of Trust which were duly

registered in the Register's Office for Davidson County, Tennessee in Instrument Number 20140417-0032172, whereby were conveyed a certain parcel of property which are described in the Deeds of Trust as follows:

**Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Eastmoor Place, a subdivision by B.R. Kennedy, of part of Lots No. 3 & 4 and all of Lot No. 5 in the subdivision of Mrs. Lucinda Litton's Land of record in Plat Book 547, Page(s) 177 and 178, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 25 fronts on the Southerly side of East Delmas Avenue and runs back between parallel lines of 234.5 feet to a dead line.**

**Being the same property conveyed to Royal Oak Property Services, LLC. by Warranty Deed from Linda M. Perkins and James W. Perkins, wife and husband, of record in Instrument No. 202307240056603 Register's Office for Davidson County, Tennessee.**

**This is improved real property commonly known as 1130 Delmas Avenue, Nashville Tennessee, 37216**

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness in the original principal amount of $396,000.00 as evidenced by a Note dated July 19, 2023 in the original principal amount of $396,000.00.

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: The Nashville Ledger giving the time and place and terms of sale

AND WHEREAS, on the 28th day of March, 2024, at 10:15 o'clock a.m. at the front entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of $433,500.00 the party of the second part

being the highest and best bid which sum was in hand paid and identified as defined by said Deeds of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Bell Rock Income Fund I, LLC , the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Trustee, he is lawfully seized of said property. This conveyance is subject to the interests of the Davidson County Trustee.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of March, 2024.

Notary Public

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/03/2025

# Certificate of Authenticity

I, Robert J. Notestine III, 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 March 28, 2024.

AFFIANT SIGNATURE

3-28-24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 28th day of March, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/05/25

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY