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-24040602

Map and Parcel: 072 10 0 187.00

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 1, 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 Units A & B, 1130 Delmas Avenue, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, et seq., under Declaration of Covenants, Conditions and Restrictions for 1130 Delmas Avenue, a Horizontal Property Regime With Private Elements of record in Instrument Number 20231208-0094764, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, , water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Bell Rock Income Fund I, LLC by Trustee's Deed filed for record on April 2, 2024 in Instrument Number 20240402-0023208, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions for 1130 Delmas Avenue, a Horizontal Property Regime With Private Elements of record in Instrument Number 20231208-0094764; All matters of plat as set forth as Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for 1130 Delmas Avenue, a Horizontal Property Regime With Private Elements of record in Instrument Number 20231208-0094764; By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for 1130 Delmas Avenue, a Horizontal Property Regime With Private Elements of record in Instrument Number 20231208-0094764; All matters as set forth on prior plat of record in Book 547, page 177 & 178; 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.

Karen Johnson Davidson County
Batch# 1131739 DEEDWARR
05/07/2024 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20240507-0033367

This is improved property known as: 1130 Delmas Ave, Nashville, TN 37216

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS our hand this 3rd day of May, 2024.

Bell Rock Income Fund 1, LLC

By: BRF1 Manager,LLC
Its: Managing Member

Lincoln Gardner

BY:_____
Lincoln Gardner, Manager

State of ~~Tennessee~~ Virginia

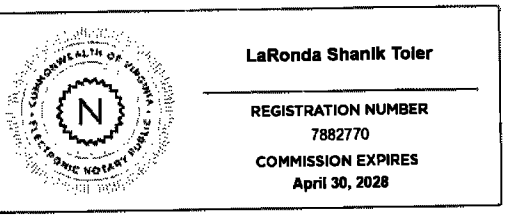
County of Henrico

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 BRF1 Manager, LLC as Manager of Bell Rock Income Fund 1, LLC, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd of May, 2024.

LaRonda Shanik Toler

Notary Public
My Commission Expires: 04/30/2028



Notarized remotely online using communication technology via Proof.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00.

Affiant Signature

Subscribed and sworn to before me, this 3rd day of May, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 5/3/24 (date of document).

Affiant Signature

5/6/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of May, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025