Karen Johnson Davidson County
Batch# 1300867 DEEDWARR
07/23/2025 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250723-0058108

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
M&B Development LLC **1406 Saddle Crest** **Mt Juliet, TN 37122**	**Bell Rock Income Fund 1** **6628 East Baseline Road** **Ste 101** **Mesa,, AZ 85206**	MAP **091** GROUP **04 0** PARCEL **066.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Property Fund 629 LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

M&B Development LLC

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the plan of University Heights Subdivision, Section 2 (Revised), as of record in Book 1424, Page 122, Register's Office for said County, described as follows:

Beginning at a point on the Easterly margin of College Avenue, at the Southwest corner of Lot No. 6 on said plan; thence with the Easterly margin of said Avenue, Southwardly 104.65 feet to the beginning of a curve; thence around said curve to the Northwest corner of Lot No. 8 on said plan; thence with the line between said Lots No. 7 and 8, Eastwardly 108.43 feet to the Westerly boundary line of University Heights, Section 1, as of record in Book 1424, Page 105, said Register's Office; thence with said line, North 14 degrees 45 minutes West 110 feet to the Southeast corner of said lot No. 6; thence with the line between said lots Nos. 6 and 7, Westwardly 110 feet to the beginning.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from McMichael Tayor Gray, LLC, as Substitute Trustee for Tennessee Title Services, LLC, Trustee, dated April 9, 2025 and filed of record April 15, 2025 as instrument No. 20250415-0028790, Register's Office for Davidson county, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of University Heights, of record as Plat Book 1424, page 122, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 1733, page 605, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1026 College Avenue, Nashville, Tennessee 37209.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **M&B Development LLC**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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.

WITNESS our hands this the 21st day of July 2025.

Property Fund 629 LLC, a Tennessee Limited Liability Company

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Property Fund 629 LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 21st day of July 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of July 2025.

NOTARY PUBLIC
My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-21-25.

Affiant Signature 7-21-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of July, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON