Karen Johnson Davidson County
Batch# 1324715 DEEDTRS
09/22/2025 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20250922-0075541

TRUSTEE'S DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me
This 22nd day of September, 2025.

Notary Public

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

My Commission Expires: 1-24-29

Address New Owners as:	Tax Bill To:	Map / Parcel
Bell Rock Income Fund 1, LLC 6628 E. Baseline Rd, Ste. 101 Mesa, AZ 85206	New Owner	092-02-0-364

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

This indenture made the 22 day of September, 2025, by and between Robert J. Notestine III, Trustee (party of the first part) and Bell Rock Finance, LLC, a Delaware Limited Liability Company, party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 18th day of September, 2025, Zebra Stone Artisans, LLC, a Tennessee Limited Liability Company did duly execute and convey to the Trustee named therein, certain Deed of Trusts which were duly registered in the Register's Office for Davidson County, Tennessee in record of Instrument No. 20240206-0008332, whereby were conveyed a certain parcel of property which are described in the Deeds of Trust as follows:

Land in Davidson County, Tennessee, being all of Lot No. 116, Block 2 on the Map of the Heffernan Place, as of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zebra Stone Artisans, L.L.C. a Tennessee Limited Liability Company, by Warranty Deed from Lonnie Kevin Fairchild, of record in Instrument No. 20240206-0008331, Register's Office for Davidson County, Tennessee

This is an improved real property commonly known as 2507 Meharry Blvd, Nashville, Tennessee 37208.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Two Hundred Twelve Thousand and 00/100 dollars ($212,000.00) as evidenced by a Note dated February 5, 2024 in the original principal amount of Two Hundred Twelve Thousand and 00/100 dollars.

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

AND WHEREAS, on the 18th day of September, 2025, at 10:00 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 $165,000.00 the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed 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 1, LLC, a Delaware Limited Liability Company, 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, and does make no other warranties of title.

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 22 day of September, 2025.

Notary Public

My Commission Expires: 1-24-29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

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 9/22/25.

AFFIANT SIGNATURE

9/22/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22 day of September, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1-24-29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029