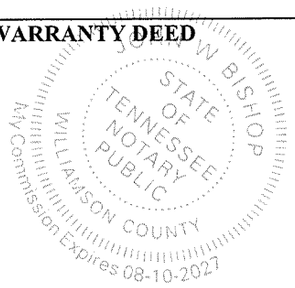
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CJ Management & Consulting LLC, a Tennessee Limited Liability Company	**Bell Rock Income Fund 1, LLC, a Delaware limited liability company**	
(NAME) **1659 Constellation Court**	(NAME) **6628 E Baseline Road, Ste 101**	10509037500
(ADDRESS) **Murfreesboro, TN 37129**	(ADDRESS) **Mesa, AZ 85206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Earline M. Green, Executrix of the Estate of Bernice McGhee Street Mitchell, Earline McGhee Green, Jennifer Denise Mitchell Kelso, Michael Street, Sheila Street, Joseph L. Street Jr., Shantara Street Gooch, Shaneika Street, Quenshay Hackney, and Joseph Dontez Franklin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CJ Management & Consulting LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS 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, being Lot No. 2 on the Plan of Edgehill Estates, Section 48, as of record in Book 4595, Page 9, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 50.00 feet on the southerly side of Wedgewood Avenue (formerly Grove Avenue) and extends back 109.67 feet on its easterly line, 133.02 feet on it westerly line, to a line in the rear on which it measures 55.20 feet.

Being the same property conveyed to Bernice M. Street, by virtue of that certain Deed dated April 12, 1973, and being of record at Book 4699, Page 80 in the Register's Office of Davidson County, Tennessee. Bernice M. Street having passed on/or about April 6, 2024 admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 25P-415. Letters Testamentary issued appointing Earline M. Green to sign as Executrix of the estate. Last Will and Testament of Bernice McGhee Street Mitchell naming Earline McGhee Green, Jennifer Denise Mitchell Kelso, Michael Street, and Joseph Lawrence Street as her only heirs. Joseph Lawrence Street predeceased Bernice McGhee Street Mitchell and died intestate on January 25, 2024. His heirs are Joseph L. Street Jr., Shantara Street Gooch, Shaneika Street, Quenshay Hackney, and Joseph Dontez Franklin. Affidavit of Furtherance in Title of record at Instrum202511050088049 in said Register's Office. *Sheila Street joins in this conveyance as the surviving spouse of Joseph Lawrence Street. *Bernice M. Street being one and the same is also known as Bernice McGhee Street Mitchell.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 915 Wedgewood Ave Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Karen Johnson Davidson County
Batch# 1342122 DEEDWARR
11/05/2025 08:12:30 AM 11 pgs
Fees: $58.00 Taxes: $1,720.50
20251105-0088052

Witness my hand this 31st day of October, 2025.

Earline M. Green, Executrix of the Estate of Bernice McGhee Street Mitchell

Earline M. Green, Executrix

Earline M. Green, Executrix

Earline McGhee Green

Earline McGhee Green

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me via audio/visual communication, the undersigned, a Notary Public for said county and state, the within named Earline M. Green as Executrix of the Estate of Bernice McGhee Street Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me via audio/visual communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Earline McGhee Green,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 13 day of August, 2025.

Jennifer Denise Mitchell Kelso

Jennifer Denise Mitchell Kelso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jennifer Denise Mitchell Kelso,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 13 day of August, 2025.

Michael Street

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael Street,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 13 day of August, 2025.

Sheila Street

Sheila Street

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sheila Street,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 20th day of August, 2025.

Joseph L. Street Jr.

STATE OF TENNESSEE
COUNTY OF Wayne

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joseph L. Street Jr.,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of August, 2025.

Notary Public

My Commission Expires: 1/28/29

GENEVA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
MY COMMISSION EXPIRES 1-28-2029

Witness my hand this 13th day of August, 2025.

Shantara Street Gooch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shantara Street Gooch**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 13 day of August, 2025.

Shaneika Street

Shaneika Street

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shaneika Street**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 13 day of August, 2025.

Quenshay Hackney

Quenshay Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Quenshay Hackney**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 13 day of August, 2025.

Joseph Dontez Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joseph Dontez Franklin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 31 day of October, 2025.

Affiant Signature
Date 10.31.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027