202603120019778

Karen Johnson Davidson County
Batch# 1392340 DEEDTRS
03/12/2026 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260312-0019778

TRUSTEE'S DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $400,000.00 Affiant Subscribed and sworn to before me This 12th day of March 2026. 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	072-04-0-056.00

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

This indenture made the 12th day of March, 2026, by and between Robert J. Notestine III, Trustee (party of the first part) and Bell Rock Income Fund 1, 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 8th day of January, 2024, 1st Chance Investments, LLC did duly execute and convey to the Trustee named therein, certain Deed of Trust which was duly registered in the Register's Office for Davidson County, Tennessee in record of Instrument No. 20240111-0002427, whereby were conveyed a certain parcel of property which are described in the Deed of Trust as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of Block "B" on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the Westerly margin of Stratford Avenue at the common corner of Lots 18 and 19 of said Block; thence with the line between said lots Westerly 150 feet to the Easterly line of Lot 17; thence with the line between Lots 17 and 18, southerly 75 feet to the Northerly margin of Inglewood Circle North; thence with the margin of said Circle, in an Easterly direction 129-¾ feet to the beginning of a curve; thence along said curve, Northeasterly 31.6 feet to a point in the westerly margin of Stratford Avenue; thence with the margin of said Avenue, Northerly 54-¾ feet to the point of beginning.

Being the same property conveyed to 1ST CHANCE INVESTMENTS, LLC, by Warranty Deed from James T. Talbot, married, of record in Instrument No. 20240111-0002426, Register's Office for Davidson County, Tennessee.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Four Hundred Ninety-Three Thousand Dollars ($493,000.00) as evidenced by a Note dated January 8, 2024 in the original principal amount of Four Hundred Ninety-Three Thousand Dollars.

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: Westview Newspaper, LLC dba The Ledger - Nashville giving the time and place and terms of sale.

AND WHEREAS, on the 12th day of March, 2026, 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 $400,000.00 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 any 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 12rd day of March, 2026.

Notary Public

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

My Commission Expires: 1-24-29

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 12, 2026.

AFFIANT SIGNATURE

3/12/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 12 day of March, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 1-24-29

Notary's Seal:

