Karen Johnson Davidson County
Batch# 1424728 DEEDWARR
05/22/2026 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260522-0047203

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25740-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 22nd day of May, 2026.

Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebar Hadi and Adnan Baroshki 231 TUSCULUM RD ANTIOCH TN 37013	New Owners	092-02-0-364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bell Rock Income Fund 1, LLC, a Delaware limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rebar Hadi, and Adnan Baroshki,** hereinafter called the Grantee(s), their 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 all of Lot No. 16, Block 2 on the Map of Subdivision 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 Bell Rock Income Fund 1, LLC, a Delaware limited liability company by Trustee's Deed from Robert J. Notestine III, Trustee, dated September 18, 2025, recorded September 22, 2025, of record in Instrument No. 20250922-0075541; as corrected by Deed of Correction in Instrument No. 20250929-0077501, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Zebra Stone Artisans LLC, a Tennessee limited liability company by Warranty Deed from Lonnie Kevin Fairchild, dated February 1, 2024, recorded February 6, 2024, of record in Instrument No. 20240206-0008331; as corrected in Instrument No. 20250320-0020822, said Register's Office.

This is improved property located at: **2507 Meharry Boulevard, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2026.

GRANTOR:

Bell Rock Income Fund 1, LLC, a Delaware limited liability company
By: BRF 1 Manager LLC, an Arizona limited liability company
As Its: Managing Member

By: Lincoln Gardner
Signed with Stavvy
Lincoln Gardner, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication, Lincoln Gardner, Manager of BRF 1 Manager LLC, Managing Member of Bell Rock Income Fund 1, LLC the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of BRF 1 Manager LLC, Managing Member of Bell Rock Income Fund 1, LLC the maker, and is authorized by the maker to electronically execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2026.

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028

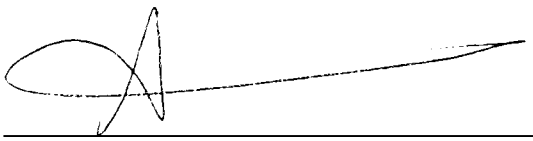
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Jim Myers
Signed with Stavvy

Notary Public
My Commission expires: 11/ 8/2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 05/22/2026.



Affiant Signature

05/22/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/22/2026.

Notary's Signature

My Commission Expires: 4-21-30



Notary's Seal