Karen Johnson
Batch # 1456438
08/07/2026 10:12:35 AM
Fees: $18.00 Taxes: $1,073.00
Davidson County
DEEDWARR
3 pgs
20260807-0072843

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
B&Z Development, LLC **4036 Willow Belle Dr** **Mt Juliet TN 37122**	**Bell Rock Income Fund 1,** **6628 E Baseline Rd** **Suite 101** **Mesa, AZ 85206**	MAP **119** GROUP **10 0** PARCEL **121.00**

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,

DHB R, LLC Hartford Series, a Wyoming Limited Liability Company
And
L&L TN R, LLC Hartford Series, a Wyoming Limited Liability Company

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

B&Z Development, LLC, a Tennessee Limited Liability Company,

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:

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of Hidden Acres, Subdivision, of record in Book 1130, page 89, Register's Office for said County.

Said Lot No 35 fronts 79.5 feet on the west side of Hartford Drive and runs back between parallel lines 148 feet to a dead line.

Being the same property conveyed to IRA Innovations, Inc., FBO Dan Heichelbech, IRA, 50% undivided interest & IRA Innovation Inc., Les Lazarus IRA, 50% undivided interest, by Quitclaim Deed from Michael Maitland dated April 12, 2012 and filed of record April 13, 2012 as Instrument No. 20120413-0031808, Register's Office for Davidson County, Tennessee. (for value or consideration of $0.00) Further conveyed to DHB, LLC Hartford Series, a Wyoming limited liability company (50% undivided interest) and L&L TN, LLC Hartford Series, a Wyoming limited liability company (50% undivided interest), by Quitclaim Deed, dated November 4, 2019 and filed of record November 12, 2019 as Instrument No. 20191112-0116277, said Register's Office. (for value or consideration of $0.00) Further conveyed to L&L TN R, LLC Hartford Series, a Wyoming limited liability, (50% undivided interest), by Quitclaim Deed, dated February 14, 2023 and filed of record February 17, 2023 as Instrument No. 20230217-0011787, said Register's Office. (for value or consideration of $0.00) And further conveyed to DHB R, LLC Hartford Series, a Wyoming limited liability company, (50% undivided interest), by Quitclaim Deed, dated February 14, 2023 and filed of record February 17, 2023 as Instrument No. 20230217-0011794, said Register's Office.

Being the same property conveyed to Michael Maitland by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee for Stefanie R. Mullins, Trustee, dated February 21, 2012 and filed of record February 27, 2012 as

Instrument No. 20120227-0016792, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Hidden Acres, of record as Plat Book 1130, page 89, said Register's Office.
3. 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 **2723 Hartford Dr, Nashville, Tennessee 37210**.

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 GRANTEE, 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 5th day of August 2026.

DHB R, LLC Hartford Series, a Wyoming Limited Liability Company

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Manager** of **DHB R, LLC Hartford Series, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 5th day of August 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

L&L TN R, LLC Hartford Series, a Wyoming Limited Liability Company

By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Manager** of **L&L TN R, LLC Hartford Series, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 5th day of August 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of August 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY