Record & Return to:
Ortale Kelley
330 Commerce Street, Suite 110
Nashville, TN 37201

This Instrument Prepared By:
Jackson S. Cates
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Ave, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 911747 DEEDQC
09/01/2022 02:53:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098836

QUITCLAIM DEED

New Owner as Follows:	*Send Tax Bills To*
CB Capital LLC-Series A 3212 West End Avenue, Suite 403	Same
Nashville, TN 37203	*Map & Parcel No.:* 060-08-0-092.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, CB Capital, LLC, ("Grantor") does hereby quitclaim and convey unto CB Capital LLC – Series A ("Grantee"), all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 3026 Hillside Road, Nashville, TN 37207.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

10th IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of August, 2022.

CB CAPITAL LLC

By: Charles T. Stevens IV
Name: Charles T. Stevens
Its: Secretary

My Commission Expires:

7/9/2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Charles T Stevens IV with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of CB CAPITAL LLC, the within-named bargainor, a Tennessee Limited Liability Company, and that he, as such Secretary being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such Secretary.

WITNESS my hand and seal at office on this the 10 day of August, 2022.

Notary Public

My Commission Expires:

7/9/2026

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 10 day of August, 2022.

NOTARY PUBLIC

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
7/9/2026

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Second Resubdivision of Reserve Parcel B. E. A. Lindsley Resubdivision of record in Plat Book 6200, Page 927, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to CB Capital, LLC by Warranty Deed from Jackson Augustin and Phebee Augustin, husband and wife, of record in Instrument No. 20220603-0064542 in the Register's Office for Davidson County, Tennessee, dated June 1, 2022 and recorded on June 3, 2022.