This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1257872 DEEDQC
04/11/2025 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250411-0027173

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Capital Fund REIT, LLC Attn: Aaron Faber 14555 N. Scottsdale Road Scottsdale, AZ 85254	New Owner	105-10-0-334.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CAPITAL FUND REIT, LLC**, an Arizona limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto **CF REO LLC**, an Arizona limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 2012 White Avenue, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the **8th** day of April, 2025.

GRANTOR:

CAPITAL FUND REIT, LLC, an Arizona limited liability company

By: _____

Name: **Tyler Larson**

Title: **Chief Investment Officer**

STATE OF **ARIZONA**
COUNTY OF **MARICOPA**

Before me, a Notary Public of the state and county mentioned, personally appeared **Tyler Larson**, 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 **Chief Investment Officer** of **Capital Fund REIT, LLC**, an Arizona limited liability company, the within named bargainor, and that he in his capacity as the **Chief Investment Officer** of the Company executed the foregoing instrument for the purposes therein contained by signing his name on behalf of the company as such **Chief Investment Officer**.

WITNESS my hand and seal, at office in **Scottsdale, Arizona** this **8th** day of April, 2025.

_____

Notary Public

My Commission Expires: 7-11-2025

MADISON OWEN
Notary Public - Arizona
Maricopa County
Commission # 611639
My Comm. Expires Jul 11, 2025

NSH 3182586.1

STATE OF ARIZONA)

COUNTY OF MARICOPA)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 8th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 7-11-2025

MADISON OWEN
Notary Public - Arizona
Maricopa County
Commission # 611639
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NSH 3182586.1

Exhibit A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTH 20 FEET OF LOT NO. 3 AND THE NORTH 20 FEET OF LOT NO. 4, BLOCK 17, ON THE PLAN THAT CERTAIN BLOCK OF THE YARBROUGH SUBDIVISION OF WOODLAND AS SHOWN ON PLAT OF RECORD BOOK 161, PAGE 87, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAPITAL FUND REIT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY DEED, OF RECORD IN INSTRUMENT NO. 20250220-0012587, SAID REGISTER'S OFFICE.

Certificate of Authenticity

I , Noah Brocious, 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 April 08, 2025.

Name: **Noah Brocious**
Title: **President of Capital Fund I, LLC**
Dated: 04/08/2025

STATE OF **ARIZONA**
COUNTY OF **MARICOPA**

Sworn to and subscribed before me on 04/08/2025

Notary Public: **Myshia Carter**
My Commission Expires: **03/30/2027**

OFFICIAL SEAL
MYSHIA CARTER
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 646987
My Comm. Expires 3/30/2027