Karen Johnson Davidson County
Batch# 1298329 DEEDWARR
07/17/2025 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20250717-0056341

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38735-06-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JFRCO, LLC 2000 S. Colorado Blvd. Suite 2-750 Denver, CO 80222	JFRCO, LLC 2000 S. Colorado Blvd. Suite 2-750 Denver, CO 80222	Map and Parcel No.: 08209006100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Shark Financial Holdings LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JFRCO, LLC, a Colorado limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 518 Monroe Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it, but no further or otherwise.

Whenever used, the singular 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, the corporate party by its duly authorized agent, on the 15th day of July, 2025.

GRANTOR:

SHARK FINANCIAL HOLDINGS LLC
a Tennessee limited liability company

BY: _____
John Whitifield, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John Whitfield 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 Sole Member (or other officer authorized to execute the instrument) of Shark Financial Holdings LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Member.

Witness my hand, at office, this 15th day of July, 2025.

_____
Notary Public
My Commission Expires:

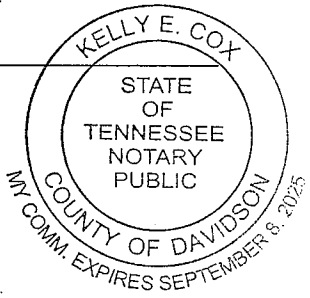


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 23, The Homestead Addition, Estate of D.T. McGavock Subdivision, as shown on Plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shark Financial Holdings, LLC., a Tennessee limited liability company, by deed dated March 6, 2017 from Laren Donnelley, unmarried, of record in Instrument No. 20170308-0023024, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. All matters appearing on the Plan of record as Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
3. All matters shown on the ALTA/NSPS Land Title Survey of the subject property dated July 2, 2024, last revised July 14, 2025, prepared by J. Bryant Abt, TN PLS#3000, under BA Land Professionals, LLC Project No. 24-0320.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 15, 2025 (date of document).

Affiant Signature

July 16, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027