Karen Johnson Davidson County
Batch# 1318817 DEEDQC
09/04/2025 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250904-0070902

This Instrument Prepared By:

Capital Fund I, LLC

14555 N Scottsdale Rd, Suite 200, Scottsdale, AZ 85254

QUIT CLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Capital Fund REIT, LLC	New Owner	094-01-0-067.00
Attn: Aaron Faber		
14555 N. Scottsdale Road		
Scottsdale, AZ 85254		

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 611 S. 12th Street, Nashville, Davidson County, Tennessee, 37206. 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 4th day of September, 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 4th day of September, 2025.

_____

Notary Public

My Commission Expires: June 1, 2027

CLAIRE PARKER
Notary Public - Arizona
Maricopa County
Commission # 649171
My Comm. Expires Jun 1, 2027

STATE OF ARIZONA)

COUNTY OF MARICOPA)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 21st day of August, 2025.

Claire Parker

NOTARY PUBLIC

My Commission Expires: June 1, 2027

CLAIRE PARKER
Notary Public - Arizona
Maricopa County
Commission # 649171
My Comm. Expires Jun 1, 2027

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 46 on the Map of Payne, Blakemore and Cummings Addition, as shown on the Plan of record in Book 57, Page 81, 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 Chester M. Waggoner, Jr, a married person from Andrew Wesley Williams and wife, Florence Williams by Warranty Deed dated May 24, 2001 and recorded on June 4, 2001 in Instrument No. 20010604-0057917, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded on May 30, 2024 in Instrument No. 20240530-0040016, to correct legal description. Further being the same property conveyed to DTR Homes, LLC, a California Limited Liability Company from Chester M. Waggoner, Jr., a married person by Warranty Deed dated June 4, 2024 and recorded on June 5, 2024 in Instrument No. 20240605-0042197, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company from DTR Homes, LLC, a California Limited Liability Company by Warranty Deed dated June 4, 2024 and recorded on June 5, 2024 in Instrument No. 20240605-0042201, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to McFadden & Co. LLC from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed dated June 4, 2024 and recorded on June 14, 2024 in Instrument No. 20240614-0044691, Register's Office for Davidson County, Tennessee.

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 August 21st, 2025.

Name: **Noah Brocious**
Title: **President of Capital Fund I, LLC**
Dated: 08/21/2025

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

Sworn to and subscribed before me on 08/21/2025

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