Karen Johnson Davidson County
Batch# 1343538 DEEDQC
11/12/2025 09:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251112-0089861

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	052-09-0-045.00
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 1110 Cinderella Street, Madison, Tennessee 37115. 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 November, 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 November, 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 9th 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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the Subdivision of certain lots in Montague Subdivision of record in Book 843, page 79, Register's Office for said County.

Said Lot No. 21 fronts 94 feet on the Westerly side of Cinderella Avenue and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Capital Fund REIT, LLC by Trustee's Deed of record in Instrument No. 20251104-0087801 Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, 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 11-4-25 (date of document).

Affiant Signature

11/11/25
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 11th day of November, 2025.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 5-8-29.

