Karen Johnson Davidson County
Batch # 1349963 DEEDQC
11/24/2025 09 10 37 AM 4 pgs
Fees $23 00 Taxes $84,730 00
20251124-0093468

This Instrument prepared by and after recording return to:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
CCB Nashville Developments 3 Limited Partnership 1201-838 West Hastings Street Vancouver, BC V6C0A6	09309040300	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (defined below), **CCB Nashville Developments Limited Partnership**, a Delaware limited partnership (the "Grantor"), hereby quitclaims and conveys unto **CCB Nashville Developments 3 Limited Partnership**, a Delaware limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all improvements thereto and all appurtenances, privileges, and easements benefitting the same (collectively, the "Property").

The Property is a property currently municipally known as 0 Grundy Street, Nashville, Tennessee 37203 and identified as Parcel No. 09309040300.

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

Wherever used, the singular number shall include the plural and the plural the singular.

EFFECTIVE this 21st day of November, 2025.

[Signature pages follow]

SIGNATURE PAGE

TO

QUITCLAIM DEED

GRANTOR:

CCB Nashville Developments Limited Partnership,
a Delaware limited partnership

By **CCB Nashville Developments GP 1 Inc.**, its general partner

By. _____
Name: Brett Sandler
Title Authorized Signatory

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On October 10, 2025, before me, C. G. Hebb,
(insert name of notary)
Notary Public, personally appeared Brett Sandler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

C. G. HEBB
Comm. #2408278
Notary Public-California
Riverside County
My Commission Expires
June 16, 2026

(Seal)

[Affidavit to Quitclaim Deed]

The actual consideration for this transfer is $ 22,900,000 .

Affiant

ACKNOWLEDGMENT

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Comm. #2408278
Notary Public-California
Riverside County
My Commission Expires
June 16, 2026

(Seal)

EXHIBIT A

Property Description

Being the following real estate in Davidson County, Tennessee:

Being Lot 3, Final Plat, Re-Subdivision of Lot 2 of the Re-Subdivision of Lots #159-170 on the Plan of Hynes Addition to Nashville and Alleys #245 & 246, as shown on Instrument No. 202507240058574, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being a portion of the property conveyed to CCB Nashville Developments Limited Partnership, a Delaware limited partnership, by deeds from Charles M. Stone, III, as Trustee of the Charles M. Stone III GST-Exempt Trust and Sanda Strone Merritt, as Trustee of the Sandra Stone Merrett GST-Exempt Trust, of record in Instrument Nos. 202209200104721 and 202209200104722, and as corrected by Instrument Nos. 202209300108296 and 202209300108297; deeds from DFA Dairy Brands Fluid, LLC, of record in Instrument Nos. 202210170113063 and 202210170113064; and deeds from 203 2nd Ave, LLC, of record in Instrument Nos. 202209090101101 and 202209090101102, in the Register's Office of Davidson County, Tennessee.