Karen Johnson Davidson County
Batch# 1360195 DEEDQC
12/19/2025 12:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251219-0100979

This Instrument Prepared By:
David L. Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Nashville Moda I, LLC	Nashville Moda I, LLC	069-12-0-213.00
340 W. Butterfield Road #2D	1834 Walden Office Sq.	069-12-0-064.00
Elmhurst, IL 60126	Schaumburg, IL 60173	069-12-0-065.00
		069-08-0-003.00
		069-00-0-253.00
		069-00-0-254.00
		069-00-0-256.00

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 16 day of December, 2025.

OFFICIAL SEAL
VICTORIA MARY ELIZABETH EDWARDS
Notary Public, State of Illinois
Commission No 991895
My Commission Expires June 5, 2028

Notary Public

My Commission Expires:_____

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE PARCEL

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, Nashville Moda I, LLC, a Delaware limited liability company ("Grantor"), docs hereby quitclaim unto Nashville Moda I, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and

interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property").

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

Witness my hand this 16 day of December, 2025.

GRANTOR:

NASHVILLE MODA I, LLC, a Delaware limited liability company

By: _____
Troy Mertz, Manager

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

Before me, Victoria Edwards, a Notary Public of said County and State, personally appeared Troy Mertz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Nashville Moda I, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at Office in Elmhurst, Illinois, this 16 day of December, 2025.

_____
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
VICTORIA MARY ELIZABETH EDWARDS
Notary Public, State of Illinois
Commission No 991895
My Commission Expires June 5, 2028

EXHIBIT A

PROPERTY DESCRIPTION

Land located in the 2nd Councilmanic District of Davidson County, Tennessee on Lawrence Avenue at Curtis Street and Bellefield Avenue, being Lots 22, 23, 24 (part) and 9.6 Acre Tract on the final plat of H.E. Simkin's Division of The L.G. Curtis Lands of record in Plat Book 547, Page 39, Register's Office Davidson County (R.O.D.C.); Lot 3 on Final Plat Brattonview At Bordeaux of record as Instrument No. 20220824-0095738, R.O.D.C. and Lots 2, 3 & 4 on Final Plat of Clarksville Pike, LLC & Curtis Street Development of record as Instrument No. 20250606-0044666, R.O.D.C. and being more particularly described as follows:

Beginning in the northerly right-of-way of Bellefield Avenue at a southwesterly corner of 2126 Bellefield Avenue Trust property of record as Instrument No. 20231025-0083684, R.O.D.C., said point of beginning having Tennessee State Plane Coordinate (NAD 83) values of North 680,413.34, East 1,721,768.99 and being the most southeasterly corner of the subject tract;

Thence with said northerly right-of-way as follows:

North 38° 57' 35" West, 109.94;

Northwesterly with a curve to the left 59.66 feet, said curve having a radius of 528.50 feet, a central angle of 06° 28' 04" and a chord of 59.63 feet at North 42° 11' 37" West;

North 45° 25' 39" West, 490.74 feet;

Northwesterly with a curve to the right 22.79 feet to the easterly right-of-way of Lawrence Avenue, said curve having a radius of 14.50 feet, a central angle of 90° 02' 03" and a chord of 20.51 feet at North 00° 22' 34.5" West;

Thence with said right-of-way of Lawrence Avenue as follows:

North 44° 36' 24" East, 418.07 feet;

Northeasterly with a curve to the right 318.83 feet, said curve having a radius of 1,971.50 feet, a central angle of 09° 15' 57" and a chord of 318.48 feet at North 49° 14' 22.5" East;

North 53° 52' 22" East, 117.81 feet to the current proposed terminus of Lawrence Avenue;

North 36° 07' 38" West, 57.00 feet to the westerly right-of-way of Lawrence Avenue;

Thence with said westerly right-of-way South 53° 52' 22" West, 110.70 feet;

Thence North 21° 32' 09" West, 2.14 feet;

North 12° 57' 05" East, 118.00 feet;

Thence North 66° 35' 32" West, 476.00 feet to an iron rod in the easterly boundary of Richard H. Parrish, et ux, Julie A. Parrish property of record in Deed Book 8443, Page 258, R.O.D.C.;

Thence with said boundary of Parrish as follows:

North 25° 58' 16" East, 98.06 feet;

North 22° 15' 03" East, 223.00 feet to the center of Whites Creek;

Thence with the center of said creek as follows:

North 67° 00' 18" East, 64.19 feet;

North 60° 59' 14" East, 121.11 feet;

North 51° 18' 24" East, 49.27 feet;

North 48° 37' 00" East, 173.76 feet;

North 57° 57' 28" East, 131.84 feet to a southwesterly corner of Metropolitan Government property of record as Instrument No. 20060526-0061881, R.O.D.C.;

Thence with the southerly boundary of said Metropolitan Government property South 83° 09' 09" East, 852.05 feet to an axle at a southwesterly corner of Johnny Burroughs, et al property of record as Instrument No. 20111117-0090155, R.O.D.C.;

Thence with the southerly boundary of said Johnny Burroughs, et al property South 84° 14' 04" East, 187.08 feet to a northwesterly corner of Linda Burroughs, et al property of record as Instrument No. 20241105-0085858, R.O.D.C.;

Thence with the westerly boundary of said Linda Burroughs, et al property, Barton Dane Brown property of record as Instrument No. 20241007-0077847, R.O.D.C., Four Walls And A Roof, LLC property of record as Instrument No. 20220919-0104044, R.O.D.C., the terminus of Lincoln Avenue (unimproved) to a southwesterly corner of GF Casa Trust property of record as Instrument No. 20240814-0061701, R.O.D.C., South 47° 21' 09" West, 752.82 feet to an iron rod;

Thence with the southerly boundary of said GF Casa Trust property South 45° 31' 35" East, 390.08 feet to an iron rod at a southwesterly corner of Kelvin Brown property of record as Instrument No. 20161207-0128497, R.O.D.C. & a northwesterly corner of Ana G. Fuentes property of record as Instrument No. 20161215-0131557, R.O.D.C.;

Thence with the boundary of said Fuentes property as follows:

South 39° 38' 37" West, passing an iron rod at 277.85 feet and continuing on, in all, 327.64 feet to a 4" post with paint;

South 72° 00' 58" East, 34.50 feet to a northwesterly corner of Charles Caudell property of record as Instrument No. 20021009-0123274, R.O.D.C.;

Thence with the westerly boundary of said Caudell property South 17° 59' 02" West, 203.00 feet to the northerly right-of-way of Curtis Street;

Thence with said right-of-way North 72° 00' 58" West, 350.63 feet;

Thence with the terminus of Curtis Street South 42° 57' 26" West, 40.72 feet to an iron rod in the northerly boundary of KY-TN River Conference Association of Seventh Day Adventists property of record as Instrument 20100129-0007333, R.O.D.C., currently serving as a Cemetery;

Thence with the boundary of said Cemetery as follows:

North 48° 30' 42" West, 136.86 feet to an iron rod;

South 57° 21' 22" West, 500.08 feet to an iron rod;

South 45° 46' 06" East, 152.14 feet to an iron rod;

South 46° 23' 16" East, 131.80 feet to a 1/2" pipe;

South 45° 31' 20" East, 168.20 feet to an iron rod at a northwesterly corner of 2126 Bellefield Avenue Trust property of record as Instrument No. 20231025-0083684, R.O.D.C.;

Thence with the westerly boundary of said 2126 Bellefield Avenue Trust property South 43° 38' 57" West, 243.25 feet to the beginning.

Containing 1,445,180 Square Feet or 33.18 Acres, more or less, and being property conveyed to Curtis Street Development, LLC, by deed from Curtis Partners LLC of record as Instrument No. 20220105-0002079, R.O.D.C.; to 3320 Curtis St LLC by deeds from Patrick O'Neil of record as Instrument Nos. 20221219-0130787 & 20221219-0130889, R.O.D.C. and to Clarksville Pike LLC by deed from Nashville JV LLC of record as Instrument No. 20220520-0058738, R.O.D.C.

Being the same property conveyed to Nashville Moda I, LLC, a Delaware limited liability company, from Clarksville Pike, LLC, a New York limited liability company, Curtis Street Development, LLC, a Tennessee limited liability company, and 3320 Curtis St LLC, a New York limited liability company, by special warranty deed of record as Instrument No. 20251119-0092419, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Samantha Sabutis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of 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 December 16, 2025.

Affiant Signature

12-16-25

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of December 2025.

Notary's Signature

My Commission Expires: 11/5/29

Notary Seal

