1st

This instrument was prepared by:

Hardscrabble Capital LLC
5421 Highway 100 #50744
Nashville, TN 37205-9998

Karen Johnson Davidson County
Batch# 1369989 DEEDQC
01/15/2026 01:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260115-0003834

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
HC Berry Hill Owner LLC 5421 Highway 100 #50744 Nashville, TN 37205-9998	New Owner	11808017500 11808020100

QUITCLAIM DEED

Know all persons by these presents, that HC BERRY HILL LLC (hereinafter referred to as the "Grantor"), does hereby release, remise, quitclaim and give unto HC BERRY HILL OWNER LLC (hereinafter collectively referred to as the "Grantee"), all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

(*Signature page follows*)

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of January, 2026

HC BERRY HILL LLC

By: _____
Name: William G. Prins, Jr.
Title: Authorized Signatory

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, of the state and county mentioned, personally appeared William G. Prins, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signatory of HC BERRY HILL LLC, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of HC BERRY HILL LLC as Authorized Signatory.

Witness my hand, at office, this 12 day of January, 2026

Shannon Quigley
Notary Public

My Commission Expires: March 6, 2029

SHANNON QUIGLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2029
COUNTY OF DAVIDSON

EXHIBIT A

TRACT I - 2606 Eugenia Avenue:

Being Lot Nos. 215 and 216 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332 Page 29, Register's Office for Davidson County, Tennessee, and Part of Alley No. 1837 that was closed by Metro Ordinance No. 095-1543, filed in the County Court Clerk's Office for said County.

Tax Map ID Number: 11808017500

TRACT II - 2607 Winford Avenue:

Being Lot Nos. 201, 202, 203, and 204 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332 Page 29 (erroneously referred to as Page 1543 in a previous Deed), said Register's Office for Davidson County, Tennessee, and Part of Alley No. 1837 that was closed by Metro Ordinance No. 095-1543, filed in the County Court Clerk's Office for said County.

Tax Map ID Number: 11808020100

BEING all of the same property conveyed to HC Berry Hill LLC, a Delaware limited liability company by warranty deed executed January 26, 2024, and recorded February 1, 2024, from Eugenia/Winford Partners, a Tennessee joint venture, of record in Instrument No. 20240201-0007251, Register's Office for Davidson County, Tennessee.

STATE OF DAVIDSON

COUNTY OF TENNESSEE

The actual consideration for this transfer is $0.

Bill O.

Subscribed and sworn to before me, this the 12 day of January 2026.

Shannon Quigley
Notary Public

My Commission Expires: March 6, 2029

SHANNON QUIGLEY
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
March 6, 2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 01/14/2026 (date of document).

Affiant Signature

01/15/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of January, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON