Karen Johnson Davidson County
Batch# 1379062 DEEDQC
02/11/2026 09:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260211-0010566

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	043-07-0G-001.00, 043-07-0G-002.00, 043-07-0H-001.00, 043-07-0H-002.00, 043-07-0I-001.00, 043-07-0I-002.00, 043-07-0F-001.00, 043-07-0F-002.00
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 330 Rio Vista Drive, 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 3rd day of February, 2026.

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 3rd day of February, 2026.

_____

Notary Public

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

My Commission Expires: June 1, 2027

EXHIBIT A

Legal Description

Tract 1: (330 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 12 minutes 43 seconds East 861.12' from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (Westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive North 62 degrees 07 minutes 42 seconds East passing a witness iron pin at 108.06' in all 164.83' to the low watermark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 46.86' in all 164.82' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 ac. more or less.

Tract II: (334 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 54 minutes 49 seconds East 711.42', and South 27 degrees 53 minutes 00 seconds East 100.00', from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive North 62 degrees 07 minutes 42 seconds East passing a witness pin at 107.57, in all 165 00' to the low water mark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 56.77' in all 164.83' to an iron pin set on the Easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 acres more or less.

Tract III: (338 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 54 minutes 49 seconds East 711.42', and South 27 degrees 53 minutes 00 seconds East 50.00', from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (Westerly) margin of said Rio Vista Drive; thence leaving the Easterly margin of Rio Vista Drive North 62 degrees 07 minutes

42 seconds East passing a witness pin at 105.36, in all 165.00' to the low water mark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 57.43' in all 165.00' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 acres more or less.

Tract IV: (342 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the Easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 54 minutes 49 seconds East 711.42' from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (Westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive North 62 degrees 07 minutes 42 seconds East passing a witness pin at 100.88, in all 164.86' to the low water mark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 59.64' in all 165.00' to an iron pin set on the Easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 acres more or less.

Being the same property conveyed to Capital Fund REIT, LLC by Trustee's Deed of record in Instrument No. 20260203-0007164, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.00.

Andrea P. Day
Affiant

Sworn to and subscribed before me
This 3rd day of February, 2026.

Kimberley J Raymond
Notary Public

My Commission Expires: 5-5-29

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 February 3, 2026 (date of document).

Affiant Signature

February 4, 2026
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 4 day of February, 2026.

Catherine Clearwaters
Notary's Signature

My Commission Expires: 1-2229.

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029