THIS INSTRUMENT PREPARED BY:
Stewart Title Company
216 Centerview Dr., Suite 360
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1391422 DEEDQC
03/11/2026 08:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260311-0019305

NEW OWNER:
319 Peabody Owner LLC
c/o DAC Developments
6640 N. LaSalle Dr., #605
Chicago, IL 60654
Attn: Adam Rezko

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
093-10-0-440.00
093-10-0-444.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **BYT PARTNERS, G.P., a Tennessee general partnership and YU-JEN WANG,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **319 PEABODY OWNER LLC, a Delaware limited liability company**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

BEING A CERTAIN TRACT OF LAND LYING IN THE 19TH/ COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING PARCELS 440 AND 444 AS SHOWN ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 93-1. PARCEL 440 IS ALSO SHOWN AS LOT 1 ON THE PLAT ENTITLED, WANG'S SUBDIVISION, OF RECORD AS PLAT INSTRUMENT NUMBER 20041102-0131568, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.). THESE PARCELS ARE LOCATED IN THE SOUTHEASTERLY QUADRANT OF THE INTERSECTION OF PEABODY STREET AND 4TH/ AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN EXISTING P.K. NAIL AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PEABODY STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 4TH/ AVENUE SOUTH AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID 4TH/ AVENUE SOUTH WITH SAID PEABODY STREET, NORTH 62°37'38" EAST, 163.72 FEET TO AN EXISTING P.K. NAIL

IN THE WESTERLY RIGHT-OF-WAY LINE OF ALMOND STREET;

THENCE, LEAVING SAID PEABODY STREET WITH SAID ALMOND STREET, FOR THE NEXT THREE CALLS:

1) SOUTH 27°08'50" EAST, 93.00 FEET TO AN EXISTING 5/8" IRON ROD;

2) SOUTH 62°37'38" WEST, 1.72 FEET TO AN EXISTING P.K. NAIL;

3) SOUTH 27°08'50" EAST, 165.61 FEET TO AN EXISTING P.K. NAIL IN THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 131;

THENCE, LEAVING SAID ALMOND STREET WITH SAID ALLEY NUMBER 31, SOUTH 68°22'10" WEST, 162.75 FEET TO AN EXISTING P.K. NAIL IN THE EASTERLY RIGHT-OF-WAY LINE OF 4TH/ AVENUE SOUTH;

THENCE, LEAVING SAID ALLEY NUMBER 131 WITH SAID 4TH/ AVENUE SOUTH, NORTH 27°08'50" WEST, 149.32 FEET TO A POINT;

THENCE, CONTINUING WITH SAID 4TH/ AVENUE SOUTH, NORTH 27°08'50" WEST, 93.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,735 SQUARE FEET OR 0.94 ACRES, MORE OR LESS.

Being part of the same property conveyed to Yu-Jen Wang, unmarried by Deed from Donald M. Cherry and wife, Julia L. Cherry aka Julia M. Cherry, dated 12/07/1992, of record in Book 8809, Page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BYT Partners, GP, a Tennessee general partnership by Quitclaim Deed from 504 4th Avenue South, LLC, a Tennessee limited liability company, dated 06/04/2021, of record in Instrument 20210615-0080868, Register's Office for Davidson County, Tennessee.

This is improved property known as: **319 Peabody Street, Nashville, Tennessee 37210 and 504 4th Avenue South, Nashville, Tennessee 37210.**

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the _____ day of _____, 2026.

_____

YU-JEN WANG

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, YU-JEN WANG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, on this the 5th day of March, 2026.

_____
Notary Public

My commission expires 5/3/2027

CECILIA MCCLOYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

BYT PARTNERS, G.P., a Tennessee general partnership

By: _____
Yu-Jen Wang, Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, YU-JEN WANG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing partner of BYT Partners, GP, a Tennessee general partnership, and is authorized to execute this instrument on behalf of such general partnership.

Witness my hand and official seal, on this the 5th day of March, 2026.

_____
Notary Public

My commission expires 5/3/2027

CECILIA MCCLOYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 5th day of March, 2026.

Notary Public

My commission expires:

CECILIA MCCLOYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Certificate of Authenticity

I, Rebecca Martin, 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 March 6, 2026.

Date

Rebecca Martin

Affiant Signature

3/10/26

Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 10th day of March, 20 26.

Kimberli Marie Montes

Notary's Signature

OFFICIAL SEAL
KIMBERLI MARIE MONTES
Notary Public, State of Illinois
Commission No. 995259
My Commission Expires August 14, 2028

My Commission Expires: 8-14-28

Date

Notary's Seal (if on paper)