QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $350,000.00 - .**

Karen Johnson Davidson County
Batch# 1411139 DEEDQC
04/24/2026 10:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260424-0035016

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24th DAY OF April, 2026

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-14-2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 290326

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Warren Management Ventures LLC 805 Wellman Ave NE #3028 Huntsville, AL 35801	SAME AS NEW OWNER	059 05 0 197.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **CADEN INVESTMENTS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, AND MODERA LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **WARREN MANAGEMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 202, as shown on the map entitled Buena Vista Estates, Section 5, of record in Plat Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Caden Investments LLC, a Massachusetts Limited Liability Company, and Modera LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Caden Investments LLC, a Massachusetts Limited Liability Company, dated October 16, 2025 and recorded October 21, 2025, of record in Instrument Number 20251021-0083724, in the Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Caden Investments LLC, a Massachusetts Limited Liability Company, by Warranty Deed from Jackie Esmond, single and Jeffrey Bryant, married, dated October 16, 2025 and recorded on October 21, 2025, of record in Instrument Number 20251021-0083711, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

Deed of Trust executed by Caden Investments LLC, a Massachusetts Limited Liability Company, and Modera LLC, a Tennessee Limited Liability Company, in favor of ASA Equity Group LLC, given to secure the original principal sum of $300,000 00, dated October 16, 2025 and recorded October 21, 2025, of record in Instrument Number 20251021-0083725, in the Register's Office for Davidson County, Tennessee. Grantee executes this Quitclaim Deed to accept that title to the property is subject to the aforementioned Deed of Trust.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY, AND THE PARTIES HEREBY HOLD THE SAME HARMLESS, AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is unimproved property known as 4166 Farmview Drive, Nashville, TN 37218.

Witness our/my hand on the 7th day of April, 2026.

Modera LLC, a Tennessee limited liability company

By: John Poole, II
Its: President

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared John Poole, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Modera LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Modera LLC, a Tennessee limited liability company, by himself/herself as President.

Witness my hand and official seal this 7th day of April, 2026.

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 7-14-2027

Witness our/my hand on the 9 day of April, 2026.

Caden Investments LLC, a Massachusetts limited liability company

Yolanda Sotomayor

By: Yolanda Sotomayor
Its: Authorized Signatory

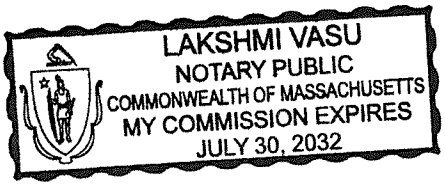
STATE OF Massachusetts

COUNTY OF Middlesex

Before me, the undersigned, of the state and county aforesaid, personally appeared Yolanda Sotomayor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatoryof Caden Investments LLC, a Massachusetts limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Caden Investments LLC, a Massachusetts limited liability company, by himself/herself as Authorized Signatory.

Witness my hand and official seal this 9th day of April, 2026.

Notary Public
My Commission Expires: July 30, 2032



Witness our/my hand on the 6th day of April, 2026.

Warren Management Ventures, LLC, a Tennessee limited liability company

By: Jessyka Alexander
Its: Authorized Member

STATE OF Alabama

COUNTY OF Madison

Before me, the undersigned, of the state and county aforesaid, personally appeared Jessyka Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Memberof Warren Management Ventures, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Warren Management Ventures, LLC, a Tennesse limited liability company, by himself/herself as Authorized Member.

Witness my hand and official seal this 6th day of April, 2026.

KYLE McQUEENEY NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: 11/25/2028

Certificate of Authenticity

I, Kimberly Hollingshead, 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 4-24-2026.

Kimberly Hollingshead

Date: 4-20-2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2026.

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 7-14-2027