KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1411686 DEEDWARR
04/27/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260427-0036148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: The Soto Properties, LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) **805 Church St Apt 3205**	(NAME) **Same As New Owner**	082-04-0-401.00
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CF REO, LLC, an Arizona Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **The Soto Properties, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of W. A. Sharp's Revised Plan of A. W. Hooker's Addition to East Nashville, of record in Book 421, page 114, Register's Office for Davidson County, Tennessee.

Said lot fronts 52 feet on the northerly side of Seymour Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Buckhorn Residential Housing, LLC, a Tennessee limited liability company, by Warranty Deed from McFadden & Co, LLC, a Tennessee limited liability company and Muse McFadden, LLC, a Tennessee limited liability company, of record in Instrument No. 20250128-0006405, Register's Office for Davidson County, Tennessee, dated January 23, 2025 and recorded January 28, 2025.

Being the same property conveyed to Capital Fund REIT, LLC by Trustee's Deed from Sam J. McAllester III, Substitute Trustee, of record in Instrument No. 20251104-0087800, Register's Office for Davidson County, Tennessee, dated November 3, 2025 and recorded November 4, 2025.

Being the same property conveyed to CF REO LLC, an Arizona limited liability company, by Quit Claim Deed from Capital Fund REIT LLC, an Arizona limited liability company, of record in Instrument No. 202511120089862, Register's Office for Davidson County, Tennessee, dated November 4, 2025 and recorded on November 11, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 937 Seymour Ave Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of April, 2026.

CF REO LLC, an Arizona Limited Liability Company

By: CAPITAL FUND REIT, LLC, an Arizona Limited Liability Company, Sole Member of CF REO LLC

By: CFI SERVICER MANAGER, LLC, an Arizona Limited Liability Company, Manager of CAPITAL FUND REIT, LLC

By: Capital Fund I, LLC, Sole Member of CFI SERVICER MANAGER, LLC

By: Tyler Larson, Chief Investment Officer of Capital Fund I, LLC

STATE OF
COUNTY OF

Before me, a Notary Public of the state and county mentioned, personally appeared (via audio video communication) **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 I, LLC , Manager of CFI Servicer Manager, LLC, Manager of Capital Fund REIT, LLC, Member of **CF REO LLC**, an Arizona limited liability company, the within named bargainor, and that he in his capacity as the Chief Investment Officer of Capital Fund I, LLC , Manager of CFI Servicer Manager, LLC, Manager of Capital Fund REIT, LLC, Member of **CF REO LLC**, executed the foregoing instrument for the purposes therein contained by signing his name on behalf of **CF REO LLC** as such Chief Investment Officer of Capital Fund I, LLC , Manager of CFI Servicer Manager, LLC, Manager of Capital Fund REIT, LLC, Member of **CF REO LLC**.

WITNESS my hand and official seal at office this 22nd day of April, 2026.

Claire Parker
Notary Public

My Commission Expires: June 1, 2027

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

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-24-26.

Affiant Signature

4-24-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

