This Instrument was Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T. Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1414136 DEEDQC
05/01/2026 09:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260501-0038869

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bill(s) To:	Map & Parcel No.:
Franklin Basin Mine 1, LLC 3100 Dartmouth Drive Excelsior, MN 55331	New Owner	072-11-4O-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **16TH AVENUE HOLDINGS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **FRANKLIN BASIN MINE 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See attached **Exhibit A**, which is incorporated herein by reference.

This is "Improved" property known as **2307 A Burns Street, Nashville, TN 37216**. 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description has been supplied by a third party and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed on 29th day of April, 2026.

Grantors:
16th Avenue Holdings, LLC
A Tennessee limited liability company

By: John H. Scribante
Its: Sole Member

STATE OF MN
COUNTY OF Hennepin

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared John H. Scribante, 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 Sole Member (or other officer authorized to execute the instrument) of 16th Avenue Holdingsw, LLC, the within named bargainor. a Minnesota limited liability company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 29th day of April, 2026.

KARIN P MALEY
Notary Public
Minnesota
My Commission Expires
Jan 31, 2029

Notary Public

My commission expires: 1/31/2029

AFFIDAVIT

STATE OF MN
COUNTY OF Hennepin

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, 29th day of April, 2026.

Notary Public

My Commission Expires: 1/31/2029

KARIN P MALEY
Notary Public
Minnesota
My Commission Expires
Jan 31, 2029

Exhibit A

Land in Davidson County, Tennessee, being Unit No. A on the plan of Burns Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Burns Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220303-0024367 and amended in Instrument No. 20240611-0043510, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to 16TH AVENUE HOLDINGS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, by deed from BURNS PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20251230-0103612, dated December 26, 2025, said Register's Office.