Special Warranty Deed

Karen Johnson Davidson County Batch# 1437490 DEEDWARRSP 06/24/2026 09:04:30 AM 5 pgs Fees: $28.00 Taxes: $3,330.00 20260624-0056844	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Affiant Subscribed and sworn to before me, this the 10 day of June, 2026. Notary Public My commission expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
LUX LAW GROUP, PLLC
1201A 7TH AVE. N.
NASHVILLE, TN 37208

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nashville Moda II, LLC 1834 Walden Office Square Schaumburg, IL 60173	NEW OWNER	070-05-0-008.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GF Casa Trust, U/A/D June 29, 2021, as amended and restated by the Amended and Restated Irrevocable Investment Services Trust Agreement u/a/d October 1, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Nashville Moda II, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is unimproved property, known as 0 Lincoln Ave., Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 10 day of June 2026.

GRANTOR:

GF CASA TRUST
U/A/D June 29, 2021, as amended and restated by the
Amended and Restated Irrevocable Investment Services
Trust Agreement u/a/d October 1, 2024

By: _____
Name: Alicia Farricielli
Title: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Alicia Farricielli**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be **Trustee of GF Casa Trust, as amended and restated by the Amended and Restated Irrevocable Investment Services Trust Agreement u/a/d October 1, 2024**, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal, this the 10 day of June, 2026.

_____
NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Exhibit A

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF H.E. SIMPKINS' DIVISION OF THE L.G. CURTIS LANDS, AS OF RECORD IN BOOK 547, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 18 FRONTS 360 FEET ON THE SOUTHERLY SIDE OF LINCOLN AVENUE, AND RUNS BACK FROM THE CENTER OF SAID AVENUE, 250 FEET ON THE WESTERLY LINE AND 310 FEET BACK ON THE EASTERLY LINE, TO THE NORTHERLY LINE OF LOT NO. 22, MEASURING 390 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GF CASA TRUST, U/A/D JUNE 29, 2021 BY DEED OF RECORD IN INSTRUMENT NO. 20240814-0061701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.

2. All matters shown on Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee.

3. Temporary Construction and Grading Easement Agreement of record in Instrument Number 20231127-0091527, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sarah Zaccaro, 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 June 10, 2026 (date of document).

Sarah Zaccaro
Affiant Signature

6-15-2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 15th day of June, 2026.

Donta P Robinson
Notary's Signature

MY COMMISSION EXPIRES: April 30, 2029

NOTARY'S SEAL

Official Seal
DONTA P ROBINSON
Notary Public, State of Illinois
Commission No. 1009419
My Commission Expires April 30, 2029