QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1437490 DEEDQC
06/24/2026 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260624-0056845

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Moda II, LLC	**New Owner**	
(NAME)	(NAME)	
1834 Walden Office Square		**070-05-0-008.00**
(ADDRESS)	(ADDRESS)	
Schaumburg, IL 60173		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE 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")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

NASHVILLE MODA II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A PARCEL OF LAND LOCATED IN THE 2ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON LLOYD AVENUE AT CURTIS STREET AND LINCOLN AVENUE (UNIMPROVED), BEING LOT 18 ON THE FINAL PLAT OF H.E. SIMKINS DIVISION OF THE L.G. CURTIS LANDS OF RECORD IN PLAT BOOK 547, PAGE 39, REGISTER'S OFFICE DAVIDSON COUNTY (R.O.D.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT A NORTHEASTERLY CORNER OF CURTIS STREET DEVELOPMENT, LLC PROPERTY OF RECORD AS INSTRUMENT NO. 20220105-0002079, R.O.D.C., SAID POINT OF BEGINNING BEING A SOUTHWESTERLY CORNER OF KELVIN BROWN PROPERTY OF RECORD AS INSTRUMENT 20161207-0128497, R.O.D.C., A NORTHWESTERLY CORNER OF ANA G. FUENTES PROPERTY OF RECORD AS INSTRUMENT NO. 20161215-0131557, R.O.D.C., HAVING TENNESSEE STATE PLANE COORDINATE (NAD 83) VALUES OF NORTH 681,460.89, EAST 1,722,736.21 AND BEING THE MOST SOUTHEASTERLY CORNER OF THE SUBJECT PARCEL;

THENCE WITH THE BOUNDARY OF SAID CURTIS STREET DEVELOPMENT PROPERTY AS FOLLOWS:

NORTH 45°31'35" WEST, 390.08 FEET TO AN IRON ROD;

NORTH 47°21'09" EAST, 229.56 FEET TO THE SOUTHWESTERLY TERMINUS OF LINCOLN AVENUE (UNIMPROVED);

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE SOUTH 54°30'52" EAST, 358.85 FEET TO A NORTHWESTERLY CORNER OF THE 2315 LLOYD AVENUE PROPERTY OF RECORD AS INSTRUMENT NO. 20220127-0009970, R.O.D.C.;

THENCE WITH SAID 2315 LLOYD AVENUE PROPERTY, LLOYD AVENUE RESIDENCES III PROPERTY OF RECORD AS INSTRUMENT NO. 20220310-0027485, R.O.D.C. AND KELVIN BROWN PROPERTY OF RECORD AS INSTRUMENT NO. 20161207-0128497, R.O.D.C. SOUTH 39°38'37" WEST, 286.35 FEET TO THE BEGINNING. CONTAINING 95,959 SQUARE FEET OR 2.20 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GF CASA TRUST, U/A/D JUNE 29, 2021, BY DEED OF RECORD IN INSTRUMENT NUMBER 20240814-0061701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **unimproved** property known as: **0 Lincoln Ave., Nashville, Tennessee 37218**

Witness our hands this the 10 day of June, 2026.

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

Tennessee Certification of Electronic Document

I, Sarah Zalcula, 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, 2024 (date of document).

Sarah Zalcula
Affiant Signature

6-15-2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 15th day of June, 2024.

Natalie Makhamre
Notary's Signature

MY COMMISSION EXPIRES: Dec. 5, 2026

NOTARY'S SEAL

NATALIE MAKHAMRE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 5, 2026