Karen Johnson Davidson County
Batch# 1452918 DEEDQC
07/31/2026 11:34:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20260731-0070706

THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED RETURN TO:
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attention: Blake C. Bars, Esq.

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Costanza-Nashville RE Holdings, LLC 14 Franklin Street, Suite 800 Rochester, New York 14604-1505	[Same as New Owner]	093-064-051.00

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **COSTANZA-NASHVILLE RE HOLDINGS, LLC**, a Delaware limited liability company, successor by merger to NNN VINEYARD SPRINGS APARTMENTS 30, LLC, a Delaware limited liability company, NNN VINEYARD SPRINGS APARTMENTS 31, LLC, a Delaware limited liability company, NNN VINEYARD SPRINGS APARTMENTS 32, LLC, a Delaware limited liability company, NNN VINEYARD SPRINGS APARTMENTS 33, LLC, a Delaware limited liability company, CFF JOE'S CRAB SHACK, LLC, a Delaware limited liability company, and TJS JOE'S CRAB SHACK, LLC, a Delaware limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **COSTANZA-NASHVILLE RE HOLDINGS, LLC**, a Delaware limited liability company ("**Grantee**"), their successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 123 2nd Avenue South, Nashville, Tennessee 37201. The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This Quitclaim Deed is given solely to confirm the public record of title to the Property. Effective July 9, 2020, each of the entities named above as Grantor was merged with and into Costanza-Nashville RE Holdings, LLC pursuant to a Certificate of Merger filed with the Secretary of State of the State of Delaware and evidenced of record with the Tennessee Secretary of State. By operation of law, all right, title, and interest of each merged entity in and to the Property vested in Costanza-Nashville RE Holdings, LLC as of the effective time of the merger, without reversion or impairment. A certified copy of the Certificate of Merger is attached hereto as **Exhibit B** and incorporated herein by reference.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 15th day of July, 2026.

GRANTOR:

Costanza-Nashville RE Holdings, LLC
a Delaware limited liability company

By: _____
James Costanza, its authorized representative

STATE OF New York)
COUNTY OF Monroe)

PERSONALLY APPEARED BEFORE ME, the undersigned, Notary Public with authority to act in the State and County aforesaid, James Costanza., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and is authorized and empowered to execute this instrument on behalf of such entity.

WITNESS MY HAND, at office, this 15th day of July, 2026.

Christene M. Bootes
Notary Public

My Commission Expires: June 7, 2030

CHRISTENE M. BOOTES
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01B06223240
QUALIFIED IN ONTARIO COUNTY
MY COMMISSION EXPIRES JUNE 7, 20 30

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant

Subscribed and sworn to before me this 22 day of July 2026.

Notary Public

My Commission Expires: 5/12/2030

BENJAMIN BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE FIRST PLAN OF DAVIDSON ACADEMY LOTS, NOT OF RECORD, AND BEING LOTS NOS. 1 AND 2, AND PART OF LOTS NOS. 3, 4, 7, 8 AND 9 ON THE PLAN OF ELLIS AND MOORE'S SUBDIVISION OF DAVIDSON ACADEMY LOTS, AS OF RECORD IN MINUTE BOOK "L", PAGE 358, CHANCERY COURT AT NASHVILLE, AND DESCRIBED MORE PARTICULARLY ACCORDING TO AN "AS-BUILT" SURVEY PREPARED BY ALLEN R. TRUMBO, R.L.S, NO. 1127, DALE AND ASSOCIATES, 516 HEATHER PLACE, NASHVILLE, TN, 37204, DATED DECEMBER 20, 1996 REVISED DECEMBER 31, 1996, JOB NO. 95110, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY MARGIN OF SHELBY AVENUE AND THE WEST RIGHT- OF-WAY MARGIN OF 2ND AVENUE SOUTH, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 62°34'00" WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF SHELBY AVENUE FOR A DISTANCE OF 215.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF 3RD AVENUE SOUTH; THENCE RUN NORTH 27°26'00" WEST ALONG SAID RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 26.00 FEET TO A POINT; THENCE RUN NORTH 61°40'05" EAST FOR A DISTANCE OF 106.12 FEET TO A POINT; THENCE RUN NORTH 26°54'58" WEST FOR A DISTANCE OF 72.93 FEET TO A POINT; THENCE RUN NORTH 62°21'08" EAST (ERRONEOUSLY RECITED AS WEST IN PRIOR DEED) FOR A DISTANCE OF 108.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF 2ND AVENUE SOUTH; THENCE RUN SOUTH 27°26'00" EAST ALONG SAID RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 101.00 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING, CONTAINING 0.317 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NNN VINEYARD SPRINGS APARTMENTS 30, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NNN VINEYARD SPRINGS APARTMENTS 31, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NNN VINEYARD SPRINGS APARTMENTS 32, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NNN VINEYARD SPRINGS APARTMENTS 33, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CFF JOE'S CRAB SHACK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND TJS JOE'S CRAB SHACK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM GREGCOH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20170510-004659, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
Certificate of Merger

[*attached*]

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"NNN VINEYARD SPRINGS APARTMENTS 32, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"CFF JOE'S CRAB SHACK, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"NNN VINEYARD SPRINGS APARTMENTS 30, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"NNN VINEYARD SPRINGS APARTMENTS 33, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"TJS JOE'S CRAB SHACK, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"NNN VINEYARD SPRINGS APARTMENTS 31, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "COSTANZA-NASHVILLE RE HOLDINGS, LLC" UNDER THE NAME OF "COSTANZA-NASHVILLE RE HOLDINGS, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE

Jeffrey W. Bullock Secretary of State

7952539 8100M
SR# 20206149968

Authentication: 203287936
Date: 07-15-20

You may verify this certificate online at corp.delaware.gov/authver.shtml

202607310070706

Delaware

The First State

STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE NINTH DAY OF JULY, A.D. 2020, AT 3:40 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

7952539 8100M
SR# 20206149968

Authentication: 203287936
Date: 07-15-20

You may verify this certificate online at corp.delaware.gov/authver.shtml

202607310070706

State of Delaware
Secretary of State
Division of Corporations
Delivered 03:40 PM 07/09/2020
FILED 03:40 PM 07/09/2020
SR 20206149968 - File Number 7952539

STATE OF DELAWARE
CERTIFICATE OF MERGER
OF
CFF JOE'S CRAB SHACK, LLC,
NNN VINEYARD SPRINGS APARTMENTS 30 LLC,
NNN VINEYARD SPRINGS APARTMENTS 31, LLC,
NNN VINEYARD SPRINGS APARTMENTS 32, LLC,
NNN VINEYARD SPRINGS APARTMENTS 33, LLC, AND
TJS JOE'S CRAB SHACK, LLC
WITH AND INTO
COSTANZA-NASHVILLE RE HOLDINGS, LLC

Pursuant to Title 6, Section 18-209 of the Delaware Limited Liability Company Act, the undersigned limited liability company executed the following Certificate of Merger:

FIRST: The name of the surviving limited liability company is Costanza-Nashville RE Holdings, LLC, a Delaware limited liability company, and the names of the limited liability companies being merged into this surviving limited liability company are CFF Joe's Crab Shack, LLC, a Delaware limited liability company, NNN Vineyard Springs Apartments 30, LLC, a Delaware limited liability company, NNN Vineyard Springs Apartments 31, LLC, a Delaware limited liability company, NNN Vineyard Springs Apartments 32, LLC, a Delaware limited liability company, NNN Vineyard Springs Apartments 33, LLC, a Delaware limited liability company, and TJS Joe's Crab Shack, LLC, a Delaware limited liability company.

SECOND: The Agreement and Plan of Merger, dated as of June 30, 2020, by and among Costanza-Nashville RE Holdings, LLC and CFF Joe's Crab Shack, LLC, NNN Vineyard Springs Apartments 30, LLC, NNN Vineyard Springs Apartments 31, LLC, NNN Vineyard Springs Apartments 32, LLC, NNN Vineyard Springs Apartments 33, LLC, and TJS Joe's Crab Shack, LLC (the "**Agreement of Merger**") has been approved, adopted, certified, executed and acknowledged by each of the aforesaid constituent limited liabilities companies.

THIRD: The name of the surviving limited liability company is Costanza-Nashville RE Holdings, LLC.

FOURTH: For accounting purposes only, the merger is to become effective at the close of business on June 30, 2020 (the "**Effective Time**").

FIFTH: The Certificate of Formation of the surviving limited liability company, as in effect prior to the Effective Time, shall be the Certificate of Formation of the surviving limited liability company.

SIXTH: The Agreement of Merger is on file at 14 Franklin Street, Rochester, New York 14604, a place of business of the surviving limited liability company.

SEVENTH: A copy of the Agreement of Merger will be furnished by the surviving limited liability company upon request, without cost, to any member of the constituent limited liability companies.

[*Signature Page Follows*]

IN WITNESS WHEREOF, said surviving limited liability company has caused this certificate to be signed by an authorized manager, the 2nd day of July, 2020.

COSTANZA-NASHVILLE RE HOLDINGS, LLC

By: _____

Name: James A. Costanza

Title: Manager

TRUE COPY CERTIFICATION

I, Blake C. Bars, 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 **July 15, 2026.**

BLAKE C. BARS

7/30/26
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 7/30/26, before me, the undersigned, personally appeared Blake C. Bars, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 5-8-29

