Karen Johnson Davidson County
Batch# 1464268 DEEDWARRSP
08/26/2026 09:13:30 AM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20260826-0078769

This instrument prepared by and after recording return to:

Stites & Harbison PLLC
400 West Market Street, Suite 1800
Louisville, KY 40202
Attn: Greg Ehrhard, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
CAM QOZB I LLC 401 Church Street Nashville, TN 37219	Same as New Owner	10503007300, 10503007400 and 10503007500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **1124 3RD AVE S LLC**, a Tennessee limited liability company (the "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **CAM QOZB I LLC**, a Tennessee limited liability company (the "Grantee"), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 1122-1126 3rd Ave S, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of the 19 day of August, 2026.

GRANTOR:

1124 3RD AVE S LLC, a Tennessee limited liability company

By: _____

Name: Rob Bellenfant

Its: Manager

MEGHAN MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-14-2030

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rob Bellenfant, the Manager of 1124 3rd Ave S LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Rob Bellenfant, as such Manager.

Witness my hand and official seal this 19th day of August, 2026.

My Commission Expires:

7/14/2030

_____

Notary Public

11481352:v4

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Stacey Denson Palmer
Affiant

Sworn to and subscribed before me,
this 20 day of August, 2026.

Donselia Davis
NOTARY PUBLIC

My Commission Expires: 1/22/2029

DONSELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

11481352:v4

Exhibit "A"

Legal Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Map of John Nelson's Addition to Nashville of record in Plan Book 2, Page 182, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the Easterly side of 3rd Avenue South, formerly College Street, and runs back between parallel lines 130 feet, more or less, to an alley, the beginning point on 3rd Avenue South is 120 feet North of the North margin of Chestnut Street.

Tract II:

Being a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to--wit:

In the 15th ward of the City of Nashville, and being part of Lot No. 20 in John Nelson's Addition to Nashville of record in Plan Book 2, Page 182, beginning on the Easterly side of 3rd Avenue South, formerly College Street, at a point beginning eighty (80) feet Northerly from Chestnut Street, and extends Northerly along 3rd Avenue South forty (40) feet and back between parallel lines Eastwardly one hundred and thirty-one (131) feet to an alley.

Tract III:

Land in Davidson County, Tennessee being part of Lot No. 20 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the Easterly margin of 3rd Avenue South, formerly College Street, 35 feet Northerly from the Northerly margin of Chestnut Street, being Andrew J Martin's Northwest corner; thence with the Easterly margin of said Avenue, Northerly 45 feet; thence Easterly parallel with Chestnut Street 131 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southerly 45 feet to said Martin's Northeast corner; thence with his Northerly line Westerly 131 feet, more or less, to the beginning.

Being the same property conveyed to 1124 3rd Ave S, LLC, a Tennessee limited liability company, by deed from Greig Entertainment LLC, a Delaware limited liability company, of record in Instrument No. 20250630-0050994, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Real property taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 2, Page 182 in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Donovan Benson, TN RLS 3046 for BA Land Professionals on June 22, 2026, last revised August 12, 2026, designated 20261522-1:
Encroachment of sidewalk along 3rd Ave S:
Encroachment of asphalt along Alley #148.

Certificate of Authenticity

I, Jeancanne Thompson, 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 August 19th, 2026.

Date

Affiant Signature

8/20/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20_____.

Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)

DONNA LIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON