This instrument prepared by and after recordation, return to:

850 S. Coast Highway 101
Encinitas, CA 92024

Karen Johnson Davidson County
Batch# 1466967 DEEDWARR
09/02/2026 12:37:30 PM 6 pgs
Fees: $33.00 Taxes: $99,622.50
20260902-0081198

ADDRESS OF NEW OWNER:	MAP/PARCEL NUMBER(S):	SEND TAX BILLS TO:
ABP 2ND AVE LLC c/o ABP Capital LLC 850 S. Coast Highway 101 Encinitas, CA 92024	093-11-0-042 & 093-11-0-004	Same address as New Owner.

DEED IN LIEU OF FORECLOSURE

CRD 2ND AVENUE OWNER LLC, a Delaware limited liability company ("Grantor"), is the trustor under that certain Deed of Trust, Assignment of Rents and Security Agreement (the "Deed of Trust"), dated July 28, 2021, recorded on August 13, 2021, as Instrument No. 20210813-0109878 in the Register's Office for Davidson County, Tennessee, such Deed of Trust securing indebtedness owing to **ABP 2ND AVE LLC**, a Delaware limited liability company ("Grantee"). In consideration of the indebtedness secured by the Deed of Trust and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor has agreed to convey to Grantee certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"), in lieu of the exercise of foreclosure remedies under the Deed of Trust.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located at and known as 500 2nd Avenue S. in the City of Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on **Exhibit B** attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on **Exhibit B**), but not otherwise.

120740360.2

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration or value, whichever is greater, for this transfer is $26,925,000.00.

Affiant

Subscribed and sworn to before me this 25 day of August, 2026.

Notary Public

My Commission Expires: 4/1/2030

Official Seal
ROBIN F REGULUS
Notary Public, State of Illinois
Commission No. 1028942
My Commission Expires April 1, 2030

IN WITNESS WHEREOF, the Grantor has executed this Deed in Lieu of Foreclosure on this 25 day of August, 2026.

CRD 2ND AVENUE OWNER LLC, a Delaware limited liability company

By:_____
Name: Peter Slaven
Title: Authorized Signatory

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned authority, a Notary Public with and for the State and County aforesaid, personally appeared Peter Slaven, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself/herself to be an Authorized Signatory of **CRD 2ND AVENUE OWNER LLC**, a Delaware limited liability company, the within named bargainor, and that he/she, as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained by signing the name of said limited liability company as such Authorized Signatory .

WITNESS my hand and official seal at office, this 25 day of August, 2026

Notary Public

My Commission Expires: 4/1/2030

Official Seal
ROBIN F REGULUS
Notary Public, State of Illinois
Commission No. 1028942
My Commission Expires April 1, 2030

Exhibit A

Legal Description

Tract 1:
Land in Davidson County, Tennessee, being Lots No. 7, 8, 9, 28, 29, 30 and part of an abandoned alley lying between said lots on the Plat of Rutledge's Addition as of record in Book 21, page 73, Register's Office for Davidson County, Tennessee, described together as follows: Beginning at the northeast corner of 2nd Avenue South, formerly Market Street and Highland Avenue; thence with the northerly margin of Highland Avenue eastwardly 315 feet to the westerly margin of Rutledge Street; thence with said street northwardly 150 feet; thence at right angles westwardly 315 feet to the easterly margin of 2nd Avenue South; thence with said Avenue southwardly 150 feet to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being all of Lot Nos. 1, 2, 3, 4 and 5 and part of Lot No. 6, all of Lots 36, 35, 34, 33, 32 and part of Lot 31, Rutledge's Addition of Nashville, together with the tracts which were formerly alleys lying between Lots 33 and Lots 34, 35 and 36 and tract lying between Lots 1 through 6 inclusive, and Lots 31 through 34, inclusive, as shown on plat of record in Plat Book 21, page 73, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Beginning at the point of intersection of the west line of Rutledge Street with the south line of Peabody (formerly Castleman) Street; thence from said point of beginning with said west line of Rutledge Street, South 24 deg. 55 min. 30 sec. East 310 feet to a point; turning thence South 64 deg. 53 min. 43 sec. West 315.30 feet to a point in the east line of Second Avenue (formerly Market Street); thence with said east line of Second Avenue, North 25 deg. 00 min. West 310 feet to a point at the intersection of said line of Second Avenue with the South line of Peabody Street; thence with Peabody Street, North 64 deg. 53 min. 48 sec. East 315.71 feet to the place of beginning according to the survey of Barge Waggoner and Sumner, Inc., Engineers, Nashville, Tennessee, dated March 31, 1969.

Being the same property conveyed to CRD 2nd Avenue Owner LLC, a Delaware limited liability company in Special Warranty Deed of record in Instrument No. 20210813010967 7, in the Register's Office for Davidson County, Tennessee.

Address of Property: 500 2nd Ave S, Nashville, TN 37210

Tax Parcel ID Number: 093-11-0-042 and 093-11-0-044

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Rights of tenants, as tenants only, with no options to purchase or rights of first refusal, under unrecorded, written leases as of the date of this Deed In Lieu Of Foreclosure.
3. Subject to all matters shown on the Plan of record in Plat Book 21, Page 73, in the Register's Office for Davidson County, Tennessee.
4. Easements for utilities, if any, reserved within the insured portion of the alleys now closed and vacated.
5. Rights, easements, interests, or claims which may exist by reason of, or reflected by the following matters shown on the ALTA/NSPS Land Title Survey prepared by Joshua A. Meeks, TN PLS No. 2790, of TTL Inc., dated July 21, 2021, last revised July 23, 2021, identified as Project No. 200801459.00 (the "Survey"):
    a. Overhead power and telephone lines crossing property.
6. Deed of Trust, Assignment of Rents and Security Agreement by CRD 2nd Avenue Owner LLC, a Delaware limited liability company, trustor, to Will R. Rogers IV, trustee, for the benefit of ABP Capital II, LLC, a California limited liability company, beneficiary, to secure a note in the original amount of $28,925,000.00 secured thereby, dated July 28, 2021, and recorded on August 13, 2021, of record as Instrument No. 20210813-0109878, Register's Office for Davidson County, Tennessee, as affected by the Assignment of Deed of Trust dated on or about the date hereof, of record in Instrument No. ____*____, said Register's Office. * 202609020081199
7. Assignment of Rents and Leases of record in Instrument No. 20210813-0109879, Register's Office for Davidson County, Tennessee, as affected by the Assignment of Assignment of Rents and Leases dated on or about the date hereof, of record in Instrument No. ___**_____, said Register's Office. ** 202609020081200

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 25, 2026 (date of document).

Affiant Signature

August 28, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON