Karen Johnson Davidson County
Batch# 1470542 DEEDQC
09/09/2026 12:53:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20260909-0083597

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felousiz
412-453-7430, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
ALTO Asset Company 1, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

QUITCLAIM DEED

THIS DEED, made to be effective as of the 31st day of August, 2026, is made and entered into by and between **ALTO Asset Company 2, LLC, formerly known as SRMZ 4 Asset Company 2, LLC, both being Delaware limited liability companies**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **ALTO Asset Company 1, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title, and interest in the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

EXECUTED by the undersigned this 19 day of August, 2026.

GRANTOR:

ALTO Asset Company 2, LLC,
a Delaware limited liability company

By: _____
Name: Matthew McManus
Title: Vice President

STATE OF NEW YORK §
COUNTY OF NEW YORK §

The foregoing instrument was acknowledged before me this 19th day of August, 2026, by Matthew McManus, as Vice President of ALTO Asset Company 2, LLC, a Delaware limited liability company, who ☐ is personally known to me, or ☒ has produced driver license, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

SHULI WANG
Notary Public - State of New York
No. 01WA6420608
Qualified in New York County
My Commission Expires 08/16/2029

_____
Notary Public

Commission Expires: 8-16-29

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

CASEY DAVIDSON - AFFIANT

Subscribed and sworn to before me this 31st day of August, 2026.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Notary Public

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 29 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS), of record at Plat Book 6900, Page 500, as amended at Book 7462, Page 445; Book 8181, Page 112; and Book 24, Page 250, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 02/28/2020 at Instrument No. 20200228-0022619 in said Register's Office.

COMMONLY KNOWN AS: 1668 Aaronwood Dr, Nashville, TN 37138
PARCEL ID: 063-16-0B-029.00
TITLE FILE NO: p6019078-1

TRACT 2:

BEING Unit 2 on the plan of OAK GROVE TOWNHOMES, of record at Instrument No. 20021126-0146722, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031176 in said Register's Office.

COMMONLY KNOWN AS: 2940 Baby Ruth Lane #2, Antioch, TN 37013
PARCEL ID: 163-11-0E-029.00
TITLE FILE NO: p3866887-1

TRACT 3:

BEING Lot 108 on the plan of OCTOBER WOODS, PHASE 3, SECTION 9, of record at Instrument No. 20020916-0112495, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031178 in said Register's Office.

COMMONLY KNOWN AS: 313 Catspaw Ct, Nashville, TN 37013
PARCEL ID: 183-05-0A-359.00
TITLE FILE NO: p5762436-1

Exhibit "A"
Legal Description(s)

TRACT 4:

BEING Lot 16 on the plan of MT. VIEW SUBDIVISION, SECTION 1, of record at Plat Book 11700, Page 36, as amended at Instrument No. 20010207-0012283, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more par ticular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031178 in said Register's Office.

COMMONLY KNOWN AS: 3548 Mt View Ridge Dr, Antioch, TN 37013
PARCEL ID: 150-12-0C-016.00
TITLE FILE NO: p6177329-1

TRACT 5:

BEING Lot 415 on the plan of AUTUMN OAKS SUBDIVISION, PHASE FOUR, of record at Instrument No. 20020523-0062993, as corrected at Instrument No. 20030110-0004664, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031178 in said Register's Office.

COMMONLY KNOWN AS: 6960 Scarlet Ridge Dr, Brentwood, TN 37027
PARCEL ID: 181-10-0A-161.00
TITLE FILE NO: p2430979-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1668 AARONWOOD DR, NASHVILLE, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 500, as affected by instrument(s) recorded at Book 7462, Page 445; Book 8181, Page 112; and Book 24, Page 250, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7351, Page 852; Book 7451, Page 739; Book 8181, Page 112; Book 8336, Page 393; Book 7431, Page 204; Book 8833, Page 216 and Book 8207, Page 276, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 7460, Page 930; Book 7489, Page 515; Book 8739, Page 991; Book 8951, Page 179; Book 8007, Page 235; and Book 2247, Page 75, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (2940 BABY RUTH LANE #2, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20021126-0146722, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20020930-0118631, 20040511-0053732 and 20040511-0053733, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 3843, Page 727, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 3 (313 CATSPAW CT, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20020916-0112495, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 9840, Page 276; Book 10181, Page 986; Book 10548, Page 501; Book 10548, Page 503 and Book 9840, Page 276 and Instrument No(s). 20071221-0146548 and 20020917-0113276, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 10951, Page 709, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (3548 MT VIEW RIDGE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 11700, Page 36

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 11272, Page 811, and at Instrument No(s). 20020108-0002714 and 20020122-0008596, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 5 (6960 SCARLET RIDGE DR, BRENTWOOD, TN 37027) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20020523-0062993, as affected by instrument(s) recorded at Instrument No(s). 20030110-0004644, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20010912-009443, 20030513-0064238, 20101206-0096935 and 20010912-0099442, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20101207-0097329, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Casey Davidson, 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 08/31/2026 (date of document).

Affiant Signature

08/31/2026
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157