Karen Johnson Davidson County
Batch# 1472379 DEEDQC
09/14/2026 01:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260914-0085216

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
CAM QOZB I LLC 401 Church Street, Suite 2800 Nashville, TN 37219	Same	10503007300 10503007400 10503007500

FOR AND IN CONSIDERATION OF the combination of the parcels described herein into a single tax parcel, and without other consideration, CAM QOZB I LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto CAM QOZB I LLC, a Tennessee limited liability company, all of its right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A attached hereto, commonly known as 1122-1126 3rd Ave S, Nashville, Davidson County, Tennessee 37210.

The purpose of this deed is to combine the three (3) parcels described on Exhibit A into one (1) tax parcel.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9TH day of September, 2026.

CAM QOZB I LLC,
a Tennessee limited liability company

By: Castlerock Asset Management LLC, a Delaware limited liability company, its Manager

By: _____
Name: Seamus Ross
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Seamus Ross, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Manager of Castlerock Asset Management LLC, a Delaware limited liability company, the manager of CAM QOZB I LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

WITNESS my hand and official this 9 day of September, 2026.

_____
Notary Public

My Commission Expires:
1/24/28

NATALIE DELLAMURA BLEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 14th day of September, 2026.

Notary Public

My Commission Expires: 10/4/27

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

EXHIBIT A

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 CAM QOZB I LLC, a Tennessee limited liability company, by Special Warranty Deed from 1124 3RD AVE S LLC, a Tennessee limited liability company, of record as Instrument No. 20260826-0078769, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam F Harrer, 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 Sep 14, 2026 (date of document).

Affiant Signature

09/14/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of September, 2026.

Emerald Videnoir
Notary's Signature

MY COMMISSION EXPIRES: 07-14-2030

NOTARY'S SEAL



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