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

Karen Johnson Davidson County
Batch# 1483086 DEEDWARRSP
10/12/2026 09:31:30 AM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20261012-0093450

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax/Map Parcel Numbers:
MCJJAD Management LLC 158-45 82nd Street Howard Beach, NY 11414	[same as new owner]	105-04-0-261.00

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, **Lazarus Fund LLC**, a Tennessee limited liability company (hereinafter referred to as "**Grantor**"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MCJJAD Management LLC**, a New York limited liability company (hereinafter referred to as "**Grantee**"; the terms "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Nashville, 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**").

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.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor, but not otherwise.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 1 day of October 2026.

Lazarus Fund LLC,
a Tennessee limited liability company

By: _____
Robert Chen, its authorized representative

STATE OF California)
)
COUNTY OF Los Angeles)

Before me, the undersigned Notary Public, personally appeared Robert Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized representative of Lazarus Fund LLC, the within named bargainor, a limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as _____.

Witness my hand and official seal, this 1st day of October 2026.

My Commission Expires: Aug 30, 2030

_____
Notary Public

MASIS VARTANIAN
Notary Public - California
Los Angeles County
Commission # 2563420
My Comm. Expires Aug 30, 2030

STATE OF California)
) SS.
COUNTY OF Los Angeles)

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.

Affiant

Sworn to and subscribed before me this 1st day of October 2026.

NOTARY PUBLIC

My Commission Expires: Aug 30, 2030

MASIS VARTANIAN
Notary Public - California
Los Angeles County
Commission # 2563420
My Comm. Expires Aug 30, 2030

EXHIBIT A

Legal Description of the Land

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Consolidation of Part of Lots No. 16 and 17, in the Resubdivision of Old Fairgrounds Subdivision of record in Plat at Instrument No. 20120807-0070402, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lazarus Fund LLC, a Tennessee limited liability company by Special Warranty Deed from Urban Housing Solutions, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20250926-0076998, Register's Office for Davidson County, Tennessee, dated September 25, 2025 and recorded on September 26, 2025.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2026, and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20120807-0070402, Register's Office of Davidson County, Tennessee.

3. All matters of record in Book 21, Page 116, in the Register's Office for Davidson County, Tennessee.

4. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20150211-0012563, in the Register's Office for Davidson County, Tennessee.

5. Any and all visible easements lying on or across the property.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20121130-0109870, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictive Covenants by Urban Housing, Inc., a Tennessee non-profit corporation in favor and for the benefit of the Metropolitan Development and Housing Agency of Nashville, Tennessee of record in Instrument Number 20110912-0070365, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9509, Page 580, Book 9509, Page 583, and Book 9509, Page 586, in the Register's Office for Davidson County, Tennessee.

9. Assumption of Deed of Trust and Declaration of Restrictive Covenants dated September 25, 2025 between Lazarus Fund LLC, a Tennessee limited liability company and Metropolitan Development and Housing Agency of record in Instrument No. 20250926-0077000, Register's Office for Davidson County, Tennessee.

10. Title will be taken subject to the Deed of Trust, of record as Instrument No. 20110912-0070366, Register's Office for Davidson County, Tennessee, securing Metropolitan Development and Housing Agency an indebtedness in the original principal sum of $866,250.00, dated August 19, 2011, which is now $1,662,934.86, pursuant to First Amendment to Deed of Trust, as Instrument No. 20170321-0027426, Subordination Agreement as Instrument No. 20130104-0001407, and Assumption of Deed of Trust and Declaration of Restrictive Covenants as Instrument No. 20250926-0077000, Register's Office for Davidson County, Tennessee, to be assigned by Lazarus Fund LLC to MCJJAD Management LLC, a New York Limited Liability Company, payable according to the terms and conditions recited therein; set to expire on July 31, 2029.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 October 1, 2026 (date of document).

Affiant Signature

10/09/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of October, 2026.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON