Karen Johnson Davidson County
Batch# 1485156 DEEDWARRSP
10/16/2026 08:50:30 AM 6 pgs
Fees: $33.00 Taxes: $17,390.00
20261016-0094902

This instrument prepared by and after recording return to:

Legacy Commercial Real Estate Law, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
PNC Nashville, LLC 5795 Ulmerton Road Clearwater, Florida 33760	PNC Nashville, LLC 5795 Ulmerton Road Clearwater, Florida 33760	Map/Parcel: 082 12 0 311.00

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, **RSV QOF Properties, LLC,** a Delaware limited liability company ("Grantor"), herein this 13th day of October, 2026, has bargained and sold, and does hereby transfer and convey, unto **PNC NASHVILLE, LLC,** a Florida limited liability company ("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 (altogether, the "Property"):

See **Exhibit A** attached hereto and incorporated herein.

This being improved property commonly known as 926 Main Street, 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.

This conveyance is made subject only to those matters set forth in **Exhibit B** attached hereto and incorporated herein (the "Permitted Encumbrances"). 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 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.

[*Signatures Commence on Following Page*]

NCS 1305290

IN WITNESS WHEREOF, the Grantor executed this Special Warranty Deed to be effective as of the day and year first above written.

GRANTOR:

RSV QOF Properties, LLC
a Delaware limited liability company

By: Brad Smith
Brad Smith, Member

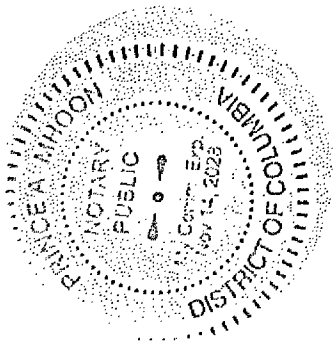
STATE OF District of Columbia
COUNTY OF District of Columbia

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BRAD SMITH as Member of RSV QOF Properties, LLC, a Delaware limited liability company, , 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 being duly authorized, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Brad Smith as Member.

Witness my hand and official seal this 15 day of ~~October~~ 2026.

Notary Public

My Commission Expires:
11/14/2028



STATE OF District of Columbia

COUNTY OF District of Columbia

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $4,700,000.00 which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 05 day of October 2026.

NOTARY PUBLIC

My Commission Expires: 10/14/2028

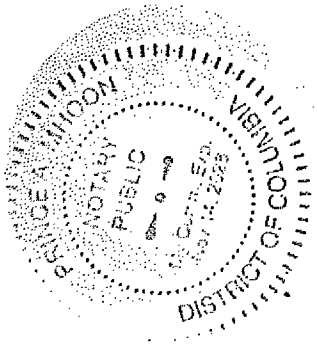


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Resubdivision of Lots 2-7 and part of Lot 8, PAYNES ADDITION TO EDGEFIELD, as shown on plat of record in Book 5210, Page 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RSV QOF Properties, LLC, a Delaware limited liability company, by Deed from Woodsmoor, GP, a Tennessee general partnership composed of Mark N. Magnuson, Trustee of the Steven A. Westfield Investment Services Act Trust and Steven A. Westfield, Trustee of the Mark N. Magnuson Investment Services Act Trust, of record in Instrument No. 202201310010717, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Encumbrances

1. Real Property Taxes for the year 2026, and subsequent years, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Book 5210, Page 69, in the Register's Office of Davidson County, Tennessee

3. Right-of-way or easement contained in Deed of record in Book 4026, Page 207, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, _____, 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 **October 13, 2026** (date of document).

_____
Affiant Signature

October 13, 2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this **13th** day of **October**, 2**026**.

_____
Notary's Signature

MY COMMISSION EXPIRES: Jan. 7, 2030

NOTARY'S SEAL

OFFICIAL SEAL
TINA WINTER
Notary Public - State of Illinois
Commission No. 1023344
My Commission Expires January 7, 2030