Karen Johnson Davidson County
Batch# 750095 DEEDQC
11/05/2021 12:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211105-0148310

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

File No.: TN-2021-10141-AM

# QUIT CLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Map/Parcel No(s).** |
|---|---|---|
| David Cornelius Caperton, III<br>3220 Meade Avenue<br>Nashville, TN 37211 | **Same** | 133-01-0-188.00 |

THIS INDENTURE made this 25 day of October 2021 between, **Homeofcapital, LLC, a Tennessee limited liability company**, First Party, and **David Cornelius Caperton, III, and Tracey Murtha**, Second Party:

**WITNESSETH**

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County being the north 50 feet of Lots Numbers 173, 175, and 177 on the Map of Sunrise Heights Second Addition, as of record in Plat Book 421 at page 46, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the easterly side of Meade Avenue and extends back between lines 150 feet on the southerly line and 150.1 feet, more or less, on the northerly line along the southerly margin of an alley to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed from Clinton Ivey and Caitlyn, husband and wife, in Instrument Number 20210406-0045073, Register's Office for Davidson County, Tennessee.

**The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 25 day of October 2021.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 25 day of October, 2021, before me, appeared **Akram Rozh**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Homeofcapital, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Akram Rozh**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/1/22
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration of this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 25 day of October 2021

_____
Notary Public

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**I, Andy Maloney, 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 _____ (date of document).**

_____
**Affiant Signature**
**Date**

**State of** TN
**County of** Williamson

**Sworn to and subscribed** before me this 1 day of July, 2021.

_____
Notary's Signature
**MY COMMISSION EXPIRES:** 12/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY