Karen Johnson Davidson County
Batch# 955481 DEEDQC
12/28/2022 10:11:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221228-0133026

THIS INSTRUMENT PREPARED BY:
Dustin R. Spain
1108 Battlewood Street
Franklin, TN 37069

QUITCLAIM DEED

Address New Owner (s) As Follows:	**Send Tax Bills To:**	**Map Parcel Numbers**
1108 Battlewood Street Franklin, TN 37069	New Owner	132 15 0 029.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Homeofcapital, LLC, a Tennessee limited liability company by these presents does hereby quitclaim and convey unto Dustin R. Spain, its heirs, successors and assigns, all its right, title and interest in and to the following-described property:

See Exhibit "A".

This is improved property known as:

716 Elysian Fields Rd., Nashville, TN 37204

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 21st day of April 2022.

Homeofcapital, LLC

By: Akram Rozh, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Akram Rozh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Member of Homeofcapital, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and seal, at office in Franklin, Tennessee, this 21st day of April, 2022.

Notary Public

SANDRA L. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-4-2023

My Commission Expires:
2-4-23

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $ 0.00.

Affiant Dustin Spain

Subscribed and sworn to before me
this 21st day of April, 2022.

Notary Public

SANDRA L. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES 2-4-2023

My Commission Expires:
2-4-23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Elysian Fields, Section II, not of record, and described as follows:

Beginning at a point in the Northerly margin of Elysian Fields Road, the common corner of Lots 39 and 40; thence with the line between said lots Northerly 335 feet to a point; thence Easterly 90.2 feet to the common Northerly corner of Lots 38 and 39; thence with the line between said lots Southerly 335 feet to a point in the Northerly margin of Elysian Fields Road; thence with the margin of said Road Westerly, a long a slight curve, 175 feet to the beginning.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Deed dated February 8, 2022 and recorded on February 18, 2022 in Instrument #20220218-0018832, Register's Office for Davidson County, Tennessee.