Karen Johnson Davidson County
Batch# 995311 DEEDQC
04/24/2023 10:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230424-0029865

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

File No.: TN-2022-13112NSH

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Murtha Capital LLC 5618 Oakes Drive Brentwood, TN 37027	Murtha Capital LLC 5618 Oakes Drive Brentwood, TN 37027	12013002500

THIS INDENTURE made this 20 day of April 2023 between, **Homeofcapital, LLC, a Tennessee Limited Liability Company**, First Party, and **Murtha Capital LLC, a Tennessee Limited Liability Company**, 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 QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, all of our right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the map of Overhill city and W.H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 28, Block No. 21 fronts 50 feet on the southerly margin of Valeria Street, and extends back between parallel lines, with the westerly margin of a 12-foot alley, 150 feet, to thereon.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed from Elaine Marie Gallagher, Administrator of the Estate of Fred Jones, Jr., in Instrument Number 20220314-0029574, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Valeria Street, Nashville, TN 37210.

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 20 day of April 2023

Homeofcapital, LLC, a Tennessee Limited Liability Company

BY: _____
Akram Rozh, Sole Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 20 day of April, 2023, 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).

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Tracey Mynter
Affiant

Subscribed and sworn to before me this 20 day of April 2023.

_____
Notary Public

My Commission Expires: 8/3/26

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 4/20/2023 (date of document).

_____
Affiant Signature
Date 4/20/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 20 day of April, 2023

_____
Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY