Karen Johnson Davidson County
Batch# 1034009 DEEDQC
08/03/2023 10:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230803-0059981

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

File No.: TN-2021-9218-AM

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	11906019400

THIS INDENTURE made this 27th 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 all of our right, title and interest in and to a certain tract or parcel of land and QUITCLAIM unto said party of the second part, the following described premises, to wit:

Lot No. 125 on the Plan of Part of the W.C. Miller Home Place, Sterling Heights, Section Four of record in Plat Book 1835, Page 9, 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 the same property conveyed to Homeofcapital, LLC, a Tennessee Limited Liability Company by Warranty Deed from Asmara Investments, LLC, recorded in Instrument Number 20200928-0111408, Register's Office for Davidson County, Tennessee.

This is improved property known as 60 Lutie 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 27th day of April 2023.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 27th 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 Managing Member 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.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

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 27 day of April 2023.

_____
Notary Public

My Commission Expires: 8/3/26

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 4/27/2023 (date of document).

_____
Affiant Signature
Date 4/27/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 27 day of April, 2023.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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