This Instrument Prepared By: HOMEOFCAPITAL LLC at 640 VINSON DR, NASHVILLE, TN, 37217.

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

AKRAM ROZH, of HOMEOFCAPITAL LLC, a Tennessee corporation whose tax mailing address is 640 VINSON DR, NASHVILLE, TN, 37217, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto TRACEY MURTHA DBA MURTHA CAPITAL LLC, of 5618 OAKES DR BRENTWOOD, TENNESSEE, 37027, and IBAT FBO NANCI RICKS IRA (34%), NANCI RICKS SIMPLE IRA (46%), NANCI RICKS (20%), not married, of 2292 S. EMERSON ST, DENVER, CO, 80210, (collectively the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

512 BEL AIR DR, NASHVILLE, TN, 37217

LOT 13 SEC 1 CURREYWOOD ACRES.

Parcel Number: 134 01 0 004.00

Legal Reference: 20220707-0078621

Karen Johnson Davidson County
Batch # 1227718 DEEDQC
01/16/2025 02:26:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250116-0003757

Being all or part of the same property described in the County Register's Deed book 2133, Pages 109 & 110.

The aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 16th day of January, 2025.

Signed in the presence of:

Tracey Murtha
Witness signature

Tracey Murtha
Witness name

HOMEOFCAPITAL LLC

Per:
1-16-2025

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sean Yoder, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Abram Rody of HOMEOFCAPITAL LLC, a Tennessee corporation, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 16th day of January, 2025.

Sean Yoder

Notary Public, the State of Tennessee

County of Williamson

My commission expires: 7/17/2028



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.

Affiant

Subscribed and sworn before me, this 16th day of January, 2025.

Notary

SEAN YODER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
July 17, 2028