QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on August 1st, 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/25

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1304413 DEEDQC
08/01/2025 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250801-0061088

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-03-2025

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
KENT ERWIN SALVESON EXEMPT TRUST KENT E. SALVESON, TRUSTEE 3 Warwick Ln. Nashville, TN 37205	Same as New Owner	104-14-0G-109.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that OZ Capital, a Nevada corporation, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto KENT ERWIN SALVESON, Trustee of the KENT ERWIN SALVESON EXEMPT TRUST created under the JOAN STIPEK SALVESON TRUST DATED JUNE 19, 1981, as amended and restated, hereinafter called **"GRANTEE,"** his successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Revised Final Plat of Whitworth Phase 01B, of record in Plat Book 7900, page 415, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OZ Capital, a Nevada corporation, by Quitclaim Deed from Kent Salveson and Laura C. Salveson, husband and wife, dated June 3rd, 2020, and recorded on June 24th, 2020, of record in Instrument No. 20200624-0068217, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3 Warwick Lane, Nashville, TN 37205.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on August 1st, 2025.

OZ Capital, a Nevada corporation

By: Kent Salveson
Its: Authorized Signor

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Kent Salveson **with whom** I am personally acquainted (or proved to me on the basis of satisfactory evidence), **and who, upon oath, acknowledged** himself/herself to be the Authorized Signor **of OZ Capital, a Nevada corporation,** the within named bargainor, and **that he/she as such** Authorized Signor **of OZ Capital,** a Nevada corporation, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as the Authorized Signor of OZ Capital, a Nevada corporation.

Witness my hand and official seal on August 1st, 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-05-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on August 1st, 2025.

John Cobb Rochford

August 1st, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on August 1st, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025