QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on 09/30/25.

NOTARY PUBLIC

My Commission Expires: 10/17/25

Notary Public State of Florida
Lauren Morales
My Commission
HH 187840
Exp.10/17/2025

Karen Johnson Davidson County
Batch# 1332278 DEEDQC
10/09/2025 11:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251009-0080743

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 OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Music Row Rebel LLC 1080 Brickell Avenue # 4400 Miami, FL 33131	OCMBC, Inc. 19000 MacArthur Blvd., Suite 200 Irvine, CA 92612	172 08 0B 006.00

KNOW ALL MEN BY THESE PRESENTS that Javier E. Sang, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto, Music Row Rebel LLC, a Delaware limited liability company, its successors and assigns, his/ her 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 NO. 60 ON THE PLAN OF FINAL PLAT OF PHASE TWO, BRIDLE DOWNS OF RECORD IN PLAT BOOK 7900, PAGE 241, 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 VENTA LITTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Quitclaim Deed from Venta Irving LLC, a New York limited liability company, of record in Instrument No. 20230922-0074575, in the Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recordation of same date.

Being the same property conveyed to Javier E. Sang, by Warranty Deed from VENTA LITTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 202510090080741 in the Register's Office for Davidson County, Tennessee.

This property is known as 221 Walking Horse Hill, Nashville Tennessee.

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

WITNESS our hands on 09/30/25.

Javier E Sang

STATE OF Florida
COUNTY OF Miami-Dade

On 09/30/25, before me personally appeared Javier E Sang, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 09/30/25.

NOTARY PUBLIC

Notary Public State of Florida
Lauren Morales
My Commission
HH 187840
Exp.10/17/2025

My Commission Expires: 10/17/25

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 09/30/2025.

John Cobb Rochford

Date: 09/30/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 09/30/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29