BOX 10-A

This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1402148
04/06/2026 12:45:44 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260406-0027357

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Amani Oruwariye 1618 Stokes Lane, Unit B Nashville, TN 37215	New Owner	081-08-0C-002.01-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Horatio Bros, LLC,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Amani Oruwariye,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes At 1802 10th Avenue North, A Horizontal Property Regime With Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230706-0051590, 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 a portion of the same property conveyed to Horatio Bros, LLC by Warranty Deed from Cade Sorrells of record in Instrument No. 20221222-0132031, in the Register's Office for Davidson County, Tennessee, dated December 21, 2022 and recorded on December 22, 2022.

Being also known as 1802 10th Ave N., Unit B, Nashville, TN 37208.

Witness my hand this 2 day of April, 2026

HORATIO BROS, LLC

AMANI ORUWARIYE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Amani Oruwariye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Horatio Bros, LLC, and that he as such Member of Horatio Bros, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Horatio Bros, LLC.

Witness my hand and official seal this 2 day of April, 2026.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2 day of April, 2026.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Commission expires:

Notary Public