QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1404505 DEEDQC
04/10/2026 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260410-0029403

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BETTER HOME BUILDERS INVESTMENTS LLC	**Same**	
(NAME)	(NAME)	**117-04-0-240.00**
5521 Blue Hole Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BETTER HOME BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BETTER HOME BUILDERS INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 97 ON THE PLAN OF BELMONT TERRACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RESTORATION CONCEPTS, LLP BY WARRANTY DEED FROM MUSIC CITY HOLDINGS, LLC A TEXAS LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20200902-0099894 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 31, 2020 AND RECORDED ON SEPTEMBER 02, 2020.

BEING THE SAME PROPERTY CONVEYED TO BETTER HOME BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM RESTORATION CONCEPTS, LLP, A TENNESSEE PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20250103-0000530 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 19, 2024 AND RECORDED ON JANUARY 03, 2025.

THIS IS IMPROVED PROPERTY REFERENCED AS: 2808 BRIGHTWOOD AVENUE, NASHVILLE, TN 37212

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness our hands this the 8th day of APRIL 2026.

BETTER HOME BUILDERS, LLC

BY: Arnaudys Rosello, Member

BY: Jaimy Aquino, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Arnaudys Rosello and Jaimy Aquino, 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 members of Better Home Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as members.

Witness my hand this 8th day of APRIL 2026.

NOTARY PUBLIC

My commission expires: May 8 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Christen Rabe, 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 **April 8, 2026**.

Date

Affiant Signature

4/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027