Karen Johnson Davidson County
Batch# 1411138 DEEDQC
04/24/2026 10:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260424-0035015

Information was provided from parties involved. No search of public records was performed.

This Instrument Prepared By:
Blue Note Title, LLC
5120 Virginia Way
Suite B13
Brentwood, TN 37027

Name and Address of New Owner:
Dottie Spain
1108 Battlewood St.
Franklin, TN 37069

Send Tax Bills To:
Dottie Spain
1108 Battlewood St.
Franklin, TN 37069

Map & Parcel No:
119-06-0-194

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Murtha Capital, LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim hereby quitclaim and convey unto **Dottie Spain,** "the Grantee, her and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Lot No. 125 on the Plan of Part of the W.C. Miller Home Place, Sterling Heights, Section Four of record in Plat Book 1835, Page 9, 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 Murtha Capital LLC, a Tennessee limited liability company by Quitclaim Deed from Homeofcapital, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20230803-0059981, Register's Office for Davidson County, Tennessee.

This is improved property known as 60 Lutie Street, Nashville, TN 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27th day of March, 2026.

Murtha Capital, LLC, a Tennessee Limited Liability Company

BY: Tracey Murtha
Tracey Murtha, Managing Member

CHRISTINA NICOLE SPAIN
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE
COMM. EXP. 12-1-2028

202604240035015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Tracey Murtha **of the state and county mentioned, personally appeared Murtha Capital, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be** Authorized Agent **of Murtha Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Murtha Capital, LLC as such** Authorized Agent**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as** Authorized Agent.

Witness my hand and seal, at office in Franklin, TN**, this** 27th **day of** March**, 2026.**

Notary Signature

My commission expires: 12.1.29

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me, this 27th day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 12.1.29

I, Andy Maloney, 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 **3/27/2026** (date of document).

Affiant Signature
Date **3/27/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **27** day of **March**, 20**26**.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202604240035015