PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

Karen Johnson
Batch # 1412966
04/29/2026 08:13:19 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260429-0037505

MAIL ALL TAX STATEMENTS TO:
DEFINED CAPITAL VENTURES, LLC –
2126B BURNS, PROTECTED SERIES
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

PARCEL # 072 15 0 332.00

QUITCLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Zero and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Jonas De Souza and Malisa Lester,** husband and wife, do hereby quitclaim and convey unto, **Defined Capital Ventures, LLC - 2126B Burns, Protected Series, a Tennessee series limited liability company**, its successors, and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 24-B on the plat titled Zone Lot Division, Lots 24 and 25 of the Resubdivision of Lots 24 and 25 of James Bums Subdivision of record in Book 6250, Page 487, in the Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jonas De Souza and Malisa Lester by Warranty Deed dated June 30, 2022 recorded on July 5, 2022 as Instrument Number 20220705-0077157; in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2126-B Burns Street, Nashville, Tennessee 37216

Conveyance of the above described property is subject to the following: 1.) The Plan in Plat Book 6250, Page 487, amending in Plat Book 161, Page 98 in said Register's Office shows an Owner's Certificate, and is subject to all matters as set forth therein. 2.) Restrictive Covenants contained in instrument of record in Plat Book 6250, Page 487, in Register's Office for Davidson County, Tennessee. 3.) Taxes for the current year prorated and assumed by the Grantee.

IN TESTIMONY WHEREOF I have hereunto set my hand this 04 day of October 2025

Jonas De Souza

Malisa Lester

Acknowledgment

State of Tennessee)
)ss.
County of Davidson)

On October 4, 2025, before me, Carole Raley, a Notary Public, personally appeared, Jonas De Souza and Malisa Lester, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CAROLE RALEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/08/2027 DAVIDSON COUNTY

WITNESS my hand and official seal.

Carole Raley
Notary Public
My Commission Expires: 11/08/2027

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Jonas De Souza, Affiant

Malisa Lester, Affiant

Acknowledgment

State of Tennessee)
)ss.
County of Davidson)

On October 4, 2025, before me, Carole Raley, a Notary Public, personally appeared, Jonas De Souza and Malisa Lester, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CAROLE RALEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2027 DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2027

The following information is not a part of this Deed:

Property Address:	**2126-B Burns Street** **Nashville, Tennessee 37216**
Owner's Name and Address:	**Defined Capital Ventures, LLC –** **2126B Burns, Protected Series,** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**072 15 0 332.00**
Mail Tax Bills to:	**Defined Capital Ventures, LLC –** **2126B Burns, Protected Series,** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**