REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1425502 DEEDQC
05/27/2026 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260527-0048066

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 26 DAY OF May, 2026.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-203

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Alberto Forero
6987 Tartan Drive
Brentwood, TN 37027

NEW OWNER:
Alberto Forero
6987 Tartan Drive
Brentwood, TN 37027

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) .

This indenture is made and entered into this 26 day of May, 2026 ("EFFECTIVE DATE") between GROWTH CAPITAL, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and ALBERTO FORERO (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being the easterly 99.6 feet of Lot No 1 and the easterly 99.6 feet of the northerly 19.4 feet of Lot No 2 on the Plan of the Subdivision of Lot No. 40 in O B. Hayes Plan of Large Lots, of record in Book 148, page 433, Register's Office for said County, and being described according to a copy of a survey by T.R. Sanford, dated April 19, 1961 as follows:

Said parts of said lots adjoin and front together 99.4 feet on the westerly side of 15th Avenue South and run back between parallel lines with the southerly margin of Horton Avenue, now known as Deford Bailey Avenue, 99.6 feet to a dead line.

being the same property conveyed to Growth Capital, LLC, a Tennessee limited liability company from William E. Harkey, married and Maureen L. May by Warranty Deed dated May 5, 2025 and recorded on May 7, 2025, in Instrument No. 20250507-0035628, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 105-05-0-087.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1501 Deford Bailey Avenue, Nashville, TN 37212.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the 26 day of May, 2026.

GROWTH CAPITAL, LLC,
a Tennessee Limited Liability Company

BY: _____
NAME: Alberto Forero
TITLE: Manager

STATE OF TN)
COUNTY OF Wilson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Alberto Forero, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Manager of GROWTH CAPITAL, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 26 day of May, 2026.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

May 26, 2026.

Date

Mandy Mayhew

Affiant Signature

May 26, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of

May, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030