THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2026 Notary Public My Commission Expires: 11-21-27

LEE ANN WILLOUGHBY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

QUITCLAIM DEED

Address New Owner: David Haverkamp and Benjamin Nance 1831 12th Ave S # 395 Nashville TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105-09-0-431.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Earl Lee Oz Fund, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **David Haverkamp and Benjamin Nance, as joint tenants with right of survivorship,** their heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Plat of E. T. Lewis Subdivision of the South part of Lot No. 47 of Waverly Land Co's Plan, of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EARL LEE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from HEATHER C. FRANK and GREGORY J. FRANK, wife and husband, of record in Instrument No. 20200413-0038376, dated April 9, 2020, said Register's Office.

This is property known as: **1902 Elliot Avenue, Nashville, TN 37204.**

Karen Johnson
Batch # 1438711
06/29/2026 08:15:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260629-0058241

This conveyance is pursuant to the Winding Up of the Affairs of Earl Lee Oz Fund, LLC under Tennessee Statute 48-249-601, et al.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of MAY, 2025.

Earl Lee Oz Fund, LLC

By: **Benjamin Earl Nance, Member**

By: **David Lee Haverkamp, Member**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Benjamin Earl Nance and David Lee Haverkamp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of **Earl Lee Oz Fund, a Tennessee limited liability company**, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized member.

Witness my hand, at Office, this 22 day of May, 2026.

Carrie E. Geralds
Notary Public

My Commission Expires: 10/02/2028

Notary Public State of Florida
Carrie E Geralds
My Commission HH 536295
Expires 10/2/2028