Name and Address of New Owner:
Real Investing Solutions LLC
100 Powell Pl., #1658
Nashville, TN 37204

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1442626 DEEDQC
07/06/2026 02:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260706-0060699

This Instrument Prepared By:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 085-07-0-106.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Portela Renovations LLC, a Tennessee limited liability company, and Irvin Portela Bravo and Erika Luna Smith, in their individual capacities** "the Grantor," convey and quitclaim unto **Real Investing Solutions LLC, a Tennessee limited liability company,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Stanford Country Club Estates, Section IV, of record in Plat Book 2900, page 83 & 84, Register's Office for said County, and described as follows:
>
> Said Lot 142 fronts 89.5 feet on the Easterly side of Stafford Drive and runs back 201.05 feet on the Northerly line, which is a broken line and 178.47 feet on the Southerly line, to a dead line in the rear, on which it measures 81.48 feet thereon.
>
> Being the same property conveyed to Portela Renovations LLC, a Tennessee limited liability company, by Warranty Deed from Jennifer Miller and husband, Patrick Miller, dated July 28, 2025, recorded August 11, 2025 and filed for record at Instrument No. 20250811-0063453, Register's office for Davidson County, Tennessee.
>
> This is improved property more commonly known as:
> 3113 Stafford Drive, Nashville, TN 37214

Irvin Portela Bravo and Erika Luna Smith join in this conveyance in their individual capacities to convey their interests in the property as the members of Portela Renovations LLC. This deed is being executed in furtherance of the dissolution of the company, and the subject property was never a personal home of either Grantor herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed effective as of the 29th day of June, 2026.

PORTELA RENOVATIONS LLC

By: Irvin Portela Bravo
Its: Member

By: Erika Luna Smith
Its: Member

Irvin Portela Bravo, individually

Erika Luna Smith, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Irvin Portela Bravo and Erika Luna Smith,** 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 Members of Portela Renovations LLC the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand this 29th day of June, 2026.

NOTARY PUBLIC

My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Irvin Portela Bravo and Erika Luna Smith,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand this 29th day of June, 2026.

NOTARY PUBLIC

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of June, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Andrew Suzave, 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 June 29, 2026.

Date

Affiant Signature

July 1, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026.

Notary's Signature

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

My Commission Expires: _____

Date

Notary's Seal (if on paper)