Karen Johnson Davidson County
Batch# 1443543 DEEDQC
07/09/2026 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260709-0061933

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | BYD Home, LLC<br>7105 Hall Court<br>Fairview, Tennessee 37062 |
| SEND TAX BILLS TO: | SAME |
| MAP & PARCEL ID: | 13402003800 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>Dba Waterman Law Firm<br>4701 Trousdale Drive, Suite 211<br>Fairview, Tennessee 37220 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THIS DEED, Made this ___ day of July, 2026 by AKRAM M. ROZH on behalf of Homeofcapital, LLC, (collectively "Grantor(s)"), do hereby bargain, sell, release, remise, quitclaim and convey unto BYD Home, LLC, here as "Grantee(s)", all rights, title and interest in and to the following described real estate in Davidson County, State of Tennessee, described as follows, to-wit;

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 55 on the Plan of Curreywood Acres, Section 1, of record in Plat Book 2133, page 109-110, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Wanda Williams by Warranty Deed dated June 29, 2021, from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument Number 20210727-0100271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HOMEOFCAPITAL, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wanda

Williams, of record in Instrument Number 20220309-0026871 and recorded on March 9, 2022, Register's Office for Davidson County, Tennessee.

This is improved property known as 640 Vinson Drive, Nashville, TN 37217

[Signatures on following page]

Mr. Akram M. Rozh, owner and on behalf of Homeofcapital, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Akram M. Rozh, owner and on behalf of Homeofcapital, LLC with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of July, 2026.

Notary Public

My Commission Expires: 5/6/2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 8 day of July, 2026.

Notary Public

5/6/2029
My Commission Expires

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

Certificate of Authenticity

I, Douglas L. Waterman, 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 7/8/2026.

Date

Affiant Signature

7/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2026.

Notary's Signature

My Commission Expires: 5/6/2029
Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029