QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

Karen Johnson Davidson County
Batch# 259687 DEEDQC
07/19/2019 03:58:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190719-0071182

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
51st Avenue Property Partners	Same	091110J00300CO 091110J00200CO 091110J00100CO
(NAME)	(NAME)	
812 51st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROZH LAND HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

51ST AVENUE PROPERTY PARTNERS, A GENERAL PARTNERSHIP, ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS 812, 814, & 816, OF THE 812, 814, AND 816 51ST AVENUE NORTH COMMERCIAL CONDOMINIUM, AS SHOWN IN THE DECLARATION OF 812, 814, & 816 51ST AVENUE NORTH COMMERCIAL CONDOMINIUM, A CONDOMINIUM DEVELOPMENT AS ESTABLISHED UNDER TITLE 66, CHAPTER 27, SECTIONS 201 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED (THE "CONDOMINIUM ACT"), OF RECORD IN INSTRUMENT NO. 20150828-0087554, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO ROZH LAND HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM TONI J. ROTHFUSS, OF RECORD IN INSTRUMENT NUMBER 20091102-0100944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is improved property known as: **812 51st Avenue North, Nashville, TN, 37209**

Witness our hands this the 17 day of July, 2019.

ROZH HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: **AKRAM ROZH, MEMBER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17 day of July 2019, before me personally appeared **AKRAM ROZH** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the member for **ROZH LAND HOLDINGS, LLC** the within named bargainor, a Tennessee Limited Liability Company, and that as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17 day of July, 2019.

Notary Public

My Commission Expires:

