THIS INSTRUMENT PREPARED BY:
Millennial Title, LLC
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Allcustomhome, LLC
9108 Barred Owl Drive
Franklin, TN 37067

Send Tax Bills To:
SAME

Map & Parcel No.:
093 16 0 364.00

Karen Johnson Davidson County
Batch# 343275 DEEDQC
01/15/2020 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200115-0005366

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **ALLCUSTOMHOME LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") does hereby quitclaim and convey unto ("Grantee") **Akram Rozh**, his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Units A and B, of The Plan of 135 Fain Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 135 Fain Street, of record as Instrument Number 20191004-0101948, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20191004-0101948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ALLCUSTOMHOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, a Tennessee limited liability company, from MH Development, LLC, a Tennessee limited liability company, by deed of record in Instrument Number 20190712-0068015, Register's Office for Davidson County, Tennessee.

This is improved property known as **135 Fain Street, Nashville, TN 37210**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of January, **20**25.

ALLCUSTOMHOME LLC

BY: _____
Akram Rozh, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Akram Rozh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Allcustomhome LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/1/29
NOTARY PUBLIC

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-.**

_____
AFFIANT

Subscribed and sworn to before me, this 7th day of January, **20**25.

_____ My Commission Expires: 8/1/29
NOTARY PUBLIC

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

