Karen Johnson Davidson County
Batch# 469175 DEEDQC
09/03/2020 11:02:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200903-0100455

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 30th **day of June, 2020.**

Heather M. Spurlock

Notary Public
My commission expires: 12/2/23

HEATHER SPURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF RYAN TRAMMEL, PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX-RELATED COUNSEL.

Address of New Owner:	Send Tax Bills to:	Tax Information
Akram Rozh	New Owner	091110J001.00
Qumri Hamid		091110J002.00
9108 Barred Drive		091110J003.00
Franklin, TN 37067		091110J900.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Akram Rozh and Qumri Hamid, successors-in-interest to Rozh Land Holdings, LLC and Akram Rozh and Qumri Hamid, being all of the General Partners of 51st Avenue Property Partners, a General Partnership, and Akram Rozh and Qumri Hamid, individually,** hereby quitclaim and convey unto **Akram Rozh and Qumri Hamid, husband and wife**, all of their right, title and interest in and to the following tract or parcel of land in **Davidson** County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS 1, 2, & 3, 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.

Together will all common elements, limited common elements, private elements, parking spaces, allocated interests and all other rights and interests appurtenant to said Units.

And together with Temporary Construction and Permanent Utility Easements, of record in Instrument No. 201501050000590, said Register's Office.

Being the same property conveyed to Rozh Land Holdings, LLC, by deed from Toni J. Rothfus, of record in Instrument No. 200911020100944, said Register's Office. Rozh Land Holdings, LLC was dissolved in 2012 and Akram Rozh and Qumri Hamid are the owners of the subject property as the successors-in-interest to Rozh

Land Holdings, LLC. Also being the same property conveyed to 51st Avenue Property Partners, a General Partnerhip, by deed from Rozh Land Holdings, LLC of record in Instrument No. 201907190071182, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 30th day of June, 2020.

Akram Rozh, individually and successor-in-interest to Rozh Land Holdings, LLC

Qumri Hamid, individually and successor-in interest to Rozh Land Holdings, LLC

51ST AVENUE PROPERTY PARTNERS, A GENERAL PARTNERSHIP

Akram Rozh, General Partner

Qumri Hamid, General Partner

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Akram Rozh and Qumri Hamid,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and who further acknowledged that they are the **successors-in-interest to Rozh Land Holdings, LLC**.

Witness my hand this 30th day of June, 2020.

Notary Public

My Commission expires: 12/2/23

HEATHER SPURLOCK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Akram Rozh and Qumri Hamid,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and who further acknowledged that they are all of the **General Partners of 51st Avenue Property Partners, a General Partnership**, and that they executed this instrument of behalf of **51st Avenue Property Partners, a General Partnership**, in their capacities as the **General Partners of 51st Avenue Property Partners, a General Partnership.**

Witness my hand this 30th day of June, 2020.

Notary Public

My Commission expires: 12/2/23

HEATHER SPURLOCK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY