QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 539642 DEEDQC
12/21/2020 02:46:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201221-0151428

JM-SB-CFS-20-109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HOMEOFCAPITAL, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME) **2818 Bransford Avenue,**	(NAME)	**119-11-0-147.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **AKRAM ROZH, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), 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:

Being Lot No. 21 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register' s Office for said County.

Said Lot No. 21 fronts 120 feet on the Westerly side of Glemnont Drive and runs back 235 feet on the Northerly line and 237.4 feet on the Southerly line to a dead line measuring 120.1 feet thereon.

Being the same property conveyed to Akram Rozh by Quitclaim deed from Allcustomhome LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200115-0005367 Register's Office for Davidson County, Tennessee, dated January 07, 2020 and recorded on January 15, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **109 Glenmont Dr, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 15 day of December, 2020.

Akram Rozh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AKRAM ROZH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206