QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 885527 DEEDQC
07/07/2022 03:01:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220707-0078621

JM-CFS-22-512-604

DANA ELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-24

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 29th DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 7/3/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HOMEOFCAPITAL LLC	**NEW OWNER**	
(NAME)	(NAME)	**134-01-0-004.00 AND 134-01-0-063.00**
512 Bel Air Dr and 604 Bel Air Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **ALLCUSTOMHOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOMEOFCAPITAL LLC** 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:

Tract 1: (As to Parcel 34-01-0-004.00)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No: 13, on the Plan of Section I, Curreywood Acres, of record in Book 2133, Pages 109 and 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2: (As to Parcel 134-01-0-063.00)

Land in Davidson County, Tennessee, being Lot 89 on the Plan of Section I, Curreywood Acres, of record in Book 2133, Page 109 and 110 Register' s Office for Davidson County, Tennessee.

Said Lot 89 fronts 103 feet on the Southerly side of Bel-Air Drive and runs back between lines measuring 335.0 feet on the Easterly line on 246.0 feet on the Westerly line to a dead line in the rear on which it measures 208.0 feet.

Tract 1

Being the same property conveyed to Allcustomhome, LLC, a Tennessee Limited Liability Company by Warranty deed from Rhonda Cook, unmarried and Ashley Mai Cook, unmarried of record in Instrument No. 20200326-0033118 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 26, 2020.

(As to Parcel 134-01-0-004.00)

Tract 2:

Being the same property conveyed to Allcustomhome, LLC, a Tennessee Limited Liability Company by Warranty deed from Ernie Paris and wife, Rose Paris of record in Instrument No. 20200311-0027308 Register's Office for Davidson County, Tennessee, dated March 05, 2020 and recorded on March 11, 2020.

(As to Parcel 134-01-0-063.00)

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: **512 Bel Air Dr and 604 Bel Air Dr, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 29 day of June, 20 22.

Allcustomhome, LLC

BY: _____
Akram Rozh, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AKRAM ROZH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of Allcustomhome, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:

_____

_____

_____

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