WARRANTY DEED

Karen Johnson Davidson County
Batch# 992683 DEEDWARR
04/17/2023 10 16 43 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20230417-0027784

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No TN-2023-16244NSH

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Lee Ann Merrick	New Owner	091-11-0J-001 00-CO
(NAME)	(NAME)	
6104 B New York Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, AKRAM ROZH AND QUMRI HAMID, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE ANN MERRICK,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1 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 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-23-816

WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

Being part 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. Further conveyed to 51st Avenue Property Partners, a General Partnership, by Quitclaim Deed from Rozh Land Holdings, a Tennessee limited liability company of record in Instrument Number 20190719-0071182, said Register's Office. Further conveyed to Akram Rozh and Qumri Hamid, husband and wife by Quitclaim Deed Dated June 20, 2020 from Rozh Land Holdings, LLC and Akram Rozh and Qumri Hamid of record in Instrument No. 20200903-0100455, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 816 51st Avenue North, Nashville, TN 37209
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 13th day of April 2023

Akram Rozh

Qumri Hamid

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13th day of April 2023, before me personally appeared **Akram Rozh and Qumri Hamid,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal at Davidson County, Tennessee this 13th day of April, 2023

Commission Expires. 8/3/26

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public