Karen Johnson Davidson County
Batch# 995298 DEEDWARR
04/24/2023 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20230424-0029847

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

File No.: TN-2023-16232NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Orion Properties, LLC, a Tennessee limited liability company	Orion Properties, LLC	091 11 0J 003.00 and 091 11 0J 002.00
(NAME)	(NAME)	
403 Treeshore Lane	403 Treeshore Lane	
(ADDRESS)	(ADDRESS)	
Franklin TN 37069	Franklin TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000.00), 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 ROZH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Orion Properties, LLC, a Tennessee limited liability company**, 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 Units 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.

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 812A, 812B and 814 51st Avenue North, Nashville, TN 37207
(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 20th day of April 2023.

Akram Rozh

Qumri Rozh

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of April 2023, before me personally appeared **Akram Rozh and Qumri Rozh,** 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 20th day of April 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/20/2023 (date of document).

Affiant Signature
Date 4/20/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 20 day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY