Karen Johnson Davidson County
Batch# 1018047 DEEDQC
06/22/2023 03:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230622-0047619

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

File No.: TN-2023-16741NSH

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Suleny Merida Lucas 213 Shevel Drive Goodlettsville, TN 37072	Suleny Merida Lucas 213 Shevel Drive Goodlettsville, TN 37072	11902018600

THIS INDENTURE made this 20th day of June, 2023, between, **Akram Rozh, married man**, First Party, and **Suleny Merida Lucas, a married woman,** Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, all of our right, title and interest in and to a certain tract or parcel of land the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Part of the W.C. Miller Home Place, Sterling Heights, Section Five of record in Plat Book 1835, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Akram M Rozh, Married, by Quitclaim Deed, dated July 17, 2019, from ALLCUSTOMHOME, LLC, A Tennessee Limited Liability Company, of record in Instrument Number 20190722-0071808, Registers Office for Davidson County, Tennessee.

This is improved property known as 71 Glenrose Avenue, Nashville, TN 37210.

Subject property is investment property and has never been the marital residence of grantor, nor grantor's spouse.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 20 day of June 2023.

Akram Rozh

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Akram Rozh**, to me known to be the persons 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 this 20 day of June 2023.

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/3/26

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20 day of June 2023.

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/3/26

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 6/20/2023 (date of document).

Affiant Signature
Date 6/20/2023

State of TN
County of Williamson

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

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

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY