Karen Johnson Davidson County
Batch# 1034009 DEEDQC
08/03/2023 10:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230803-0059979

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

File No.: TN-2021-9531-AM

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Murtha Capital LLC 5618 Oakes Drive Brentwood, TN 37027	Murtha Capital LLC 5618 Oakes Drive Brentwood, TN 37027	119 06 0 193.00

THIS INDENTURE made this 27th day of April 2023 between, **Akram M. Rozh and Qumri Ahmed Hamid, husband and wife,** First Party, and **Murtha Capital LLC, a Tennessee Limited Liability Company**, 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 all of our right, title and interest in and to a certain tract or parcel of land and QUITCLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Part of the W.C. Miller Home Place, Sterling Heights, Section Four, as of record in Book 1835, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to ALLCUSTOMHOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from Donald Sullivan, unmarried by Warranty Deed on October 5, 2018, of record in Instrument Number 20181008-0099628, Register's Office for Davidson County, Tennessee. Further conveyed to Akram M. Rozh by Quitclaim Deed from ALLCUSTOMHOME, LLC, dated April 10, 2019, of record in Instrument Number 20190411-0033164, said Register's Office. Further conveyed to Akram M. Rozh and Qumri Ahmed Hamid, husband and wife, by Quitclaim Deed from Akram M. Rozh, of record in Instrument Number 20190613-0056716, said Register's Office.

This is improved property known as 58 Lutie Street, Nashville, TN 37210.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

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 27th day of April, 2023.

Akram M. Rozh

Qumri Ahmed Hamid

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Akram M. Rozh and Qumri Ahmed Hamid,** 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 27th day of April, 2023.

Notary Public

My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 27 day of April, 2023.

Notary Public

My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 4/27/2023 (date of document).

Affiant Signature
Date 4/27/2023

State of TN
County of Williamson

Sworn to and subscribed before ~~me this~~ 27 day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/3/26

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY