Karen Johnson Davidson County
Batch# 1034009 DEEDQC
08/03/2023 10:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230803-0059980

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

File No.: TN-2021-10329-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	119-03-0-136.00

THIS INDENTURE made this 27th day of April 2023 between, **Akram M. Rozh, married**, 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:

Being Lot No. 6 on the plan of Sec. II, Mertie Milwee, of record in Book 3842, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot No. 6 fronts 76.95 feet on the Easterly side of Dodge Drive, and extends back 376.55 feet on the Northerly line and 388.88 feet on the Southerly line, to Interstate highway I-24, on which it measures 38.63 feet.

Being the same property conveyed to Allcustomhome, LLC, by Warranty Deed dated June 13, 2019, from Doug Brooks, married, of record in Instrument Number 20190617-0058159, Register's Office for Davidson County, Tennessee.. Further conveyed to Akram M. Rozh, married from Allcustomehome, LLC recorded 07/22/2019 in Instrument No. 201907220071812, said Register's Office.

This is improved property known as 204 Dodge Drive, 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 Rozh

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, 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

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

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: 8/26/24

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