Karen Johnson Davidson County
Batch# 1077092 DEEDQC
12/01/2023 09:44:57 AM 1 pg
Fees: $12.00 Taxes: $0.00
20231201-0092765

FROM: Delshad Omer

TO: Akrad Construction, LLC

QUITCLAIM DEED

Address of New Owner:
Akrad Construction, LLC

Send Tax Bills To:
OWNER

Map & Parcel:
133 16 0 089.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

Prepared from information furnished by the parties

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $0.00

Affiant

Subscribed and sworn to before me this the 27th day of November 2023.

Notary Public
Commission Expires:_____

HILARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

I, Delshad Omer do hereby quitclaim to Akrad Construction, LLC, a Tennessee Limited Liability Company their Heirs and Assigns, all their rights, title and interest in the following land located in Knox County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee Being **Unit A and B of The Cottages at 316 Tampa Drive,** A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for **The Cottages at 316 Tampa Drive** record in instrument # **20230822-0065360 and re-recorded in instrument # 20230905-0069366**, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements, General Common elements and Private Elements appurtenant to said Unit as described said instrument, Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being the same property as conveyed to Delshad Omer by deed of record in Instrument # 20230519-0037656 said Register's Office for said County. Further see Instrument No. 20231201-0092764, said Register's office.

Being **316A and 316B Tampa Dr Nashville, TN 37211**

Witness our hand(s) this the 27th day of November, 2023.

Delshad Omer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delshad Omer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this the 27th day of November, 2023.

Notary Public
Commission Expires:_____

GRACIELA A MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/07/2026 DAVIDSON COUNTY