QUITCLAIM DEED

BOOK 9726 PG 988

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 4-22-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S), AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Zeki Arabaci (NAME)	Zeki Arabaci (NAME)	MAP 135
2245 & 2247 Smith Springs Road (ADDRESS)	2245 Smith Springs Rd. (ADDRESS)	PARCELS 229, 353
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Zeki Arabaci and wife, Victoria G. Arabaci

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zeki Arabaci, a married man

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:~~ all their right, title & interest in & to that certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit;

Tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Containing 1.13 acres more or less, bounded on the north by Jones and Smith Springs Road; on the east by Bloodworth; on the south by Stephenson and on the west by Metro Government and Jones, and being shown as Parcel 229, Map 135, on the Metropolitan Government of Nashville, and Davidson County Mapping Systems. *

TRACT 2:

Being Lot No 1 of the P. M. Corbet Property of record in Book _____, Page _____, (not of record) Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southerly margin of Smith Springs Road, said monument being the common front corner of Lots 1 and 2; thence with a line between said two lots, South 00 degrees 25' East 391.19 feet to an iron pin being the common rear corner of Lots 1 and 2; thence North 87 degrees 15' West 69.97 feet to an iron pin; thence North 00 degrees 25' West 391.74 feet to a concrete monument in the southerly margin of Smith Springs Road, South 86 degrees 48' East 70.00 feet to the point of beginning.

Being the same property conveyed to Zeki Arabaci and wife, Victoria G. Arabaci by deed from Gungor Eryasa and wife, Karsta Eyrasa, as of record in Book 9617, page 641, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2245 & 2247 Smith Springs Road, Nashville, Tennessee 37217
(House Number) (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 hand s this 13th day of March 19 95

Zeki Arabaci

Victoria G. Arabaci

0077702

BOOK 9726 PG 989

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 Zeki Arabaci and wife, Victoria G. Arabaci

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 19 95.

Commission expires 3-2-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and offecial seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

This conveyance is subject to any and all existing easements and restrictions of of record.

This conveyance is subject to easement to Metro Government of record in Deed Book 8353, page 305 Register's Office for said County.

This conveyance is subject to graveyard ingress and egress if applicable of record in Deed Book 1115, page 216, Register's Office for said County.

Tract 2:

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to easement ot Metro Government of record in Deed Book 8353, page 305, Register's office for said County.

This conveyance is subject to graveyard ingress and egress if applicable of record in Deed Book 1115, page 216, Register's Office for said County.

Legal description previously described and heretofore mentioned comes from deeds mentioned.

This conveyance subject to Metro Codes letter of record in Book 9355, page 80, register's Office for said County.

0077702

95 JUL 11 AM 8:35

REGISTER
DAVIDSON CO. TN.

PICK-UP

RETURN TO:
CUMBERLAND TITLE COMPANY

☑ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW