Davidson County DEEDQC
Recvd: 01/24/17 12:07 5 pgs
Fees:28.00 Taxes:869.50
20170124-0007672

Commitment Number: 16335526

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Kimberly D. Koydemir and **Mecit Z. Koydemir**, 106 Lafayette Ct Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13002000200

QUITCLAIM DEED

Lafayette Court Partners, hereinafter grantor, whose tax-mailing address is **106 Lafayette Ct., Nashville, TN 37205**, for $235,000.00 (Two Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kimberly D. Koydemir and husband, Mecit Z. Koydemir, as tenants in common in equal shares** hereinafter grantees, whose tax mailing address is **106 Lafayette Ct., Nashville, TN 37205**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described land, situate, lying and being in the County of Davidson, State of Tennessee, to-wit: Land in Davidson County, Tennessee, being Lots 37 and 38, THE COURTS OF BELLE MEADE, BLOCK "3", as shown on plat of record in Plat Book 547, Page 141, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. TAX ID: 13002000200

Being that parcel of land conveyed to Lafayette Court Partners from Carol Rochford by that deed dated 6/16/2016 and recorded 6/20/2016 in deed Document No. 20160620-0062542, of the Davidson County, TN public registry. NOTE: A one-half interest was conveyed. Being that parcel of land conveyed to Carol Rochford, a married woman from Katherine Jane Hardin and James Hardin by that deed dated 6/13/2016 and recorded 6/14/2016 in deed Document No. 20160614-0060325, of the Davidson County, TN public registry. NOTE: A one-half interest was conveyed. The aforementioned Katherine Jane Hardin acquired title through he passing of James P. Liner. Being that parcel of land conveyed to Kimberly D. Koydemir and husband, Mecit Z. Koydemir, as tenants in common in equal shares from Sammy L. Neely, as to a one-half (1/2) undivided interest by that deed dated 5/3/1988 and recorded 5/20/1988 in deed book 7549, at page 220 of the Davidson County, TN public registry. Being that parcel of land conveyed to Sammy L. Neely and James P. Liner, tenants in common, in equal shares, reserving a life estate to Margaret H. McCutchen from Margaret H. McCutchen by that deed dated 10/9/1980 and recorded 10/10/1980 in deed book 5663, at page 183 of the Davidson County, TN public registry. The aforementioned Margaret H. McCutchen reserved a life estate in the property but she has since passed away on or about 12/06/1980. PARCEL NUMBER(S): 13002000200
Property Address is: 106 Lafayette Ct Nashville, TN 37205

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

Being that parcel of land conveyed to Lafayette Court Partners from Carol Rochford by that deed dated 6/16/2016 and recorded 6/20/2016 in deed Document No. 20160620-0062542, of the Davidson County, TN public registry

Executed by the undersigned on Nov. 15, 2016:

Lafayette Court Partners

By: John T Rochford

Its: General Partner

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on Nov. 15, 2016 by John T Rochford its General Partner on behalf of **Lafayette Court Partners** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
FEBRUARY 18, 2019

I, Dawn Marotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn Marotti

State of Pennsylvania

County of Allegheny

Personally appeared before me, Tracy L. Suter, a notary public for this county and state, (Dawn Marotti) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Tracy L. Suter

Notary's Signature

MY COMMISSION EXPIRES: 10/24/17

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Prepared by:
Jay A Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys at Law, 3805 Edwards Road, Suite 550, Cincinnati, OH 45209 (513) 247-9605

I hereby swear or affirm that the actual consideration for this transfer or value of the property Transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,

This the 24th day of January, 2017

Notary Public

My commission expires: 10/24/17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES