WARRANTY DEED

Karen Johnson Davidson County
Batch# 438452 DEEDWARR
07/16/2020 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,025.75
20200716-0077739

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Singer & Alex Duke	NEW OWNER	091080O002.00
(NAME)	(NAME)	
4604B Michigan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 15th day of July, 2020 by and between **SELIN YILMAZ, unmarried woman,** party of the first part, and **SAMANTHA SINGER and ALEX DUKE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 4604 Michigan Avenue Commons, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20161219-0133054, amended by First Amendment to Declaration of record in Instrument No. 20170307-0022430, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration of record in Instrument No. 20170307-0022430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Selin Yilmaz, a single woman by Warranty Deed from L & S Development, LLC, a Tennessee Limited Liability Company, dated 10/12/2017 and recorded 10/20/2017, of record in Instrument 201710200107615, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

SELIN YILMAZ

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SELIN YILMAZ, 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 at office this 5th day of June, 2020.

Commission expires: 3/7/2023

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

EXHIBIT A

Covenants, conditions, easements and restrictions recorded in Instrument 201612190133054 and Amendment of Declaration of recorded in Instrument 201703070022430, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900