WARRANTY DEED

Karen Johnson Davidson County
Batch# 462934 DEEDWARR
08/24/2020 03:16:49 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200824-0095696

JM-SB-ER-20-4023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Hayat Bozkurt **Filiz Bozkurt**	**CapStar Bank**	
(NAME) **4023 Meadow Rd**	(NAME) **2002 Richard Jones Road, Suite A300**	**058-16-0-031.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER R. KIRKLAND, JR. AND REBECCA KIRKLAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAYAT BOZKURT, AN UNMARRIED WOMAN AND FILIZ BOZKURT, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. Twelve (12) of Block "CC" on the Plan of Revised map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 75 feet on the Westerly side of Meadow Road and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Walter R. Kirkland, Jr., and Rebecca Kirkland, husband and wife by Quitclaim deed from Kirkland Construction Management, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200122-0008090 Register's Office for Davidson County, Tennessee, dated January 22, 2020 and recorded on January 22, 2020.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewer of record in Book 5749, Page 220, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4023 Meadow Rd, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 he rs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the awful 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 my/our hand(s) this the 18th DAY OF AUGUST, 2020.

Walter R. Kirkland, Jr.
by John Gleaves as Attorney-in-fact

Rebecca Kirkland
by John Gleaves as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WALTER R. KIRKLAND, JR. AND REBECCA KIRKLAND, and who acknowledged he/she/they executed the same as the free act and deed of the said WALTER R. KIRKLAND, JR. AND REBECCA KIRKLAND.

Witness my hand and official seal, this the 18th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212