THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210133015** Karen Johnson Davidson County Batch# 585127 **DEEDWARR** 03/05/2021 09:19:21 AM 2 pgs Fees: $13.00 Taxes: $1,979.50 20210305-0028934	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2021. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TARA JONES MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Mumin Kurtulus 200 Hicks Rd. Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-06-0-204.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven J Greil, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mumin Kurtulus and Zeynep Kurtulus, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bransford Realty Company's West End Avenue Place of record in Plat Book 332, Page 15, 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 27 fronts 50 feet on the Westerly margin of 32nd Avenue South and extends bath between parallel lines 150 feet to an alley.

Being the same property conveyed to Steven Greil, aka Steven J. Greil, a single man by Tennessee Quitclaim deed from Gail Greil, aka Gail Danner Greil of record in Instrument No. 20160609-0058205 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on June 09, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 15 and Book 547, Page 141, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20090805-0073292 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Fence Agreement of record in Instrument Number 200007240072856, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 309 32nd Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2021.

Steven J Greil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven J Greil, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022