NEW OWNER:
Stephen McGrory Jr & Rebecca Gatewood
20 Brook Glen Cove
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-29

MAP & PARCEL
156-01-0D-014.00-C

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 588515 DEEDWARR
03/10/2021 09:19:41 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20210310-0031216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($385,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Huseyin Ustunkaya and Nilgun Ustunkaya, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Stephen McGrory, Jr and Rebecca Gatewood, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the final plat of Brook Glen, a Planned Unit Development, of record in Book 9700, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Huseyin Ustunkaya and wife, Nilgun Ustunkaya by Quitclaim Deed from Huseyin Ustunkaya, Harun Ustunkaya and Seher Sivasli, recorded the 21st day of October, 2009, in Instrument No. 20091021-0097362, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $0.00). Being the same property conveyed to Huseyin Ustunkaya and Harun Ustunkaya by Quitclaim Deed from Seher Sivasli, recorded the 19th day of February, 2003, in Instrument No. 20030219-0022110, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $0.00). Being the same property conveyed to Harun Ustunkaya, unmarried and Seher Sivasli, unmarried by Warranty Deed from Mark L. Evans and wife, Robyn Evans, recorded the 17th day of May, 2001, in Instrument No. 20010517-0051138, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $179,500.00)

Return to:
Key Title and Escrow, LLC
2912 21st Avenue South

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 3 day of **March, 2021.**

Huseyin Ustunkaya

Nilgun Ustunkaya

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Huseyin Ustunkaya and Nilgun Ustunkaya, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of **March**, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **385,000.00**.

AFFIANT

Sworn to and subscribed to before me this 3rd day of **March, 2021.**

NOTARY PUBLIC

My commission expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021