WARRANTY DEED

Karen Johnson Davidson County
Batch# 624948 DEEDWARR
04/29/2021 09:30:33 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20210429-0057238

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

WARRANTY TITLE INSURANCE CO
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
L.A.N.D. Group, LLC	SAME	Part of 128 00 0 036.00
(NAME)	(NAME)	
415 Charlesgate Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Merko Investments, LLC, a Texas Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **L.A.N.D. Group, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 39 & 40 as shown on the map entitled Final Plat Phase 3 Section 2 Still Springs Ridge of record in Instrument No. 202102225-0023476, in the Register's Office for Davidson County, Tennessee. to which reference is made for a more complete description.

Being a portion of the same property conveyed to Merko Investments, LLC, a Texas Limited Liability Company, by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee General Partnership, dated August 15, 2018 and filed August 16, 2018 of record in Instrument No. 20180816-0081209, in the Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced plat.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as Lots 39 & 40 Still Springs Ridge Section 2, Phase 3, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful 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 our hands this 15th day of April, 2021.

Merko Investments LLC
A Texas Limited Liability Company

BY: _____
Alp Tekin Yilmaz, Managing Member

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alp Tekin Yilmaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member, and is authorized to execute the instrument on behalf of Merko Investments LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Managing Member.

Witness my hand and official seal, this the 15th day of April, 2021.

_____
Notary Public

My Commission Expires: 11/18/2024

(SEAL)

JAZMINE WILDER
Notary Public, State of Texas
Comm. Expires 11-18-2024
Notary ID 132788786