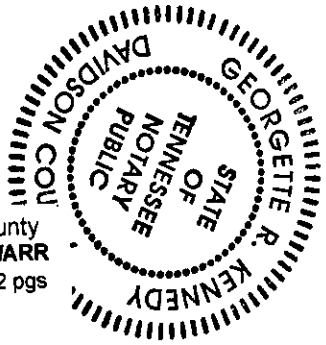
WARRANTY DEED



Karen Johnson Davidson County
Batch# 629947 DEEDWARR
05/06/2021 09:58:21 AM 2 pgs
Fees: $13.00 Taxes: $2,649.20

20210506-0060830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $716,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
man & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Oleshansky and Deborah Oleshansky	NEW OWNER	
(NAME) 200 Hicks Road	(NAME)	142-11-0-173.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MUMIN KURTULUS AND SPOUSE, ZEYNEP KURTULUS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID OLESHANSKY AND DEBORAH OLESHANSKY, HUSBAND AND WIFE,** 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 No. 8 on the Plan of Woodside Subdivision of record in Book 9700, page 435 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Together with and subject to 28 foot easement for access and a grant of an appurtenant easement for the encroachment of the driveway serving said property upon adjoining Lot 9 of record in Book 10967, page 129, said Register's Office.

Being the same property conveyed to Mumin Kurtulus and spouse, Zeynep Kurtulus, by Warranty Deed from William L. Dudley and spouse, Amani E. Dudley, of record in Instrument No. 20061027-0133699, Register's Office for Davidson County, Tennessee, dated October 19, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 200 Hicks Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of May, 2021

MUMIN KURTULUS

ZEYNEP KURTULUS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mumin Kurtulus and Zeynep Kurtulus, the bargainor, 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 and official seal this 5th day of May, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.