WARRANTY DEED

Karen Johnson Davidson County
Batch# 643819 DEEDWARR
05/25/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210525-0070747

File No. BC-21-703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Co.	New owner	
(NAME)	(NAME)	
106 B Lafayette Court	290 Ed Harris Road	130-02-0-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Ashland City, TN 37015	
(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, I/we, **Kimberly D. Koydemir and Mecit Z. Koydemir, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Co. a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, 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 Lots 37 and 38 on the Plan of The Courts of Belle Meade, Block "3" of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sammy L. Neely and James P. Liner, tenants in common with equal shares, by Warranty Deed from Martha H. McCutchen, of record in Book 5663, page 183, Register's Office for Davidson County, Tennessee, recorded on October 10, 1980.

Being the same property conveyed to Kimberly D. Koydemir and husband, Mecit Z. Koydemir, as tenants in common in equal shares by Warranty deed from Sammy L. Neely, as to a one-half undivided interest, of record in Book 7549, page 220, Register's Office for Davidson County, Tennessee, dated May 3, 1988 and recorded on May 20, 1988. (a 1/2 undivided interest)

The said James P. Liner died intestate on April 11, 2015. Upon information and belief, it is believed his only heir was his sister, Katherine Jane Hardin.

Being the same property conveyed to Carol Rochford, a married woman by Quitclaim deed from Katheine Jane Hardin and James Hardin of record in Instrument No. 20160614-0060325 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 14, 2016.

Being the same property conveyed to Lafayette Court Partners by Quitclaim deed from Carol Rochford of record in Instrument No. 20160620-0062542 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 20, 2016.

Being the same property conveyed to Kimberly D. Koydemir and husband, Mecit Z. Koydemir, as tenants in common in equal shares by Quitclaim deed from Lafayette Court Partners of record in Instrument No. 20170124-0007672 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on January 24, 2017.

Being also known as 106-B Lafayette Court Nashville, Tennessee 37205.

This is property more commonly known as 106 B Lafayette Court, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 21st day of May, 2021.

Kimberly D. Koydemir by Ryan Lux as atty in fact
Kimberly D. Koydemir by Ryan Lux,
her Attorney-In-Fact

Mecit Z. Koydemir by Ryan Lux as atty in fact
Mecit Z. Koydemir by Ryan Lux,
his 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, the within named, R, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Kimberly D. Koydemir and Mecit Z. Koydemir, and that this instrument was executed on behalf of the said Kimberly D. Koydemir and Mecit Z. Koydemir for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202105250070746 page _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21st day of May, 2021.

Leslie Garside
Notary Signature
My commission expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024