Karen Johnson Davidson County
Batch# 645451 DEEDWARR
05/27/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20210527-0072154

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Elga Whitfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF May, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: AJ Ventures, LLC, Tennessee Limited Liability Company	SEND TAX BILLS TO: Owner at owners address	MAP-PARCEL NUMBERS
(NAME) 1722 Knowles Street	(NAME)	08115030900
(ADDRESS) Nashville, TN 37208	(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, **Suleyman Gursoy, MARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AJ Ventures, LLC, a Tennessee Limited Liability Company,** 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 Lot No. 34 on the Plan of Manlove Heirs Addition to Nashville of record in Plat Book 21, Page 129, 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. 34 fronts 54 feet on the South side of Underwood Street and runs back between lines 177.6 feet on the East line and 177 10/12 feet on the West line to an alley in the rear on which it measures 54 feet.

Being the same property conveyed to Suleyman Gursoy, by virtue of that certain Warranty Deed dated April 30, 2018, and being of record at Instrument No. 20180507-0043365 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1725 Underwood St. Nashville, TN 37208
(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 14 day of May, 2021.

Suleyman Gursoy

STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Suleyman Gursoy and** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of May, 2021.

David S. Lee
Notary Public

My Commission Expires: 12/15/2024

DAVID S LEE - NOTARY PUBLIC
No. 50007326
Comm. Exp. December 15, 2024
BERGEN COUNTY, NEW JERSEY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022