Karen Johnson Davidson County
Batch# 676174 DEEDWARR
07/14/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20210714-0094465

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30468

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ipek Oguz	New Owner	
2905 Parthenon Avenue, Unit 105		092140A10500CO
Nashville, TN 37203		
(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, **Brown Bag, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ipek Oguz,** a single woman

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 Unit No. 105, as shown on Exhibit E (Plat Exhibit) of the Declaration Establishing Artesia Condominiums of record as Instrument Number 20090706-0062835, Register's Office for Davidson County, Tennessee. Also conveyed is all right, title and interest of Grantor in and to the Common Elements and Limited Common Elements (as defined in to the Declaration).

Being the same property conveyed to Brown Bag, LLC, a New York Limited Liability Company by Warranty deed from Bank of Camden, a Tennessee Banking Corporation of record in Instrument No. 20150317-0022726 Register's Office for Davidson County, Tennessee, dated March 05, 2015 and recorded on March 17, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2905 Parthenon Avenue, Unit 105, Nashville, TN 37203.**

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 Grantor's hand this the 8th day of July, 2021.

Brown Bag, LLC

BY: _____
Donald J. Wiesenforth, Jr., Sole Member

STATE OF New York

COUNTY OF Albany

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Donald J. Wiesenforth, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Brown Bag, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this the 8th day of July, 2021.

My Commission expires: 3/16/2023

_____
Notary Public

Kathleen Lemieux
Notary Public in the State of New York
Qualified in Rensselaer County
No.01LE6321059
My Commission Expires Mar 16 2023

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-8-21.

Affiant Signature

7-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7-12-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON