Karen Johnson Davidson County
Batch# 681064 DEEDWARR
07/22/2021 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210722-0098230

4380

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 1, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 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	New Owner	Part of 128 00 0 036.00
(NAME)	(NAME)	
9308 Chevoit Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, a Tennessee Limited Liability Company,** 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. 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57 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.

Settlement Agents and Underwriter, or any of them, files a lawsuit or commences any action to enforce this Agreement, the prevailing party shall be entitled to all costs, expenses, and fees, including without limitation, court costs and attorney fees. Venue for enforcement of this Agreement shall be in the courts located in the county in which the Premises is located, and Seller irrevocably submits to jurisdiction and venue in those courts. This Agreement is severable; therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision. This Agreement shall survive closing and shall not merge. Captions are for convenience only and shall not be considered in the construction of this Agreement. This document may be signed in counterparts.

IN WITNESS WHEREOF, Seller(s)' signature is/are set forth below as of this 15th day of July, 2021.

Merko Investments, LLC, a Texas Limited Liability Company

By: _____
Alp Tekin Yilmaz, Managing Member

State of Tennessee

County of Harris

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Merko Investments, LLC**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 15th day of July, 2021.

_____
Notary Public

My Commission Expires: 11-30-22

CHRISTINE NGA TRAN
Notary Public, State of Texas
Comm. Expires 11-30-2022
Notary ID 131811191

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 15th day of July, 2021.

Robert L Scruggs 7/15/2021

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of July, 2021

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023