Karen Johnson Davidson County
Batch# 747036 DEEDWARR
10/29/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,264.79
20211029-0145642

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,836.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

MST 2021-1940

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdullah Sarp Kaya	Same	133-12-0-268.00
(NAME)	(NAME)	
3801 Eckhart Drive	234 Escuela Ave Apt 52	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mountain View, CA 94040	
(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, **Benjamin E. Yoder, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abdullah Sarp Kaya, an unmarried man,** 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. 95 on the plan of Greenwood Hills Subdivision, Section Four, of record in Book 4955, Page 49, Register's Office for said County.

Said Lot No. 95 fronts 43.63 feet on the easterly margin of Eckhart Drive and extends back 177.30 feet on the northerly line and 102.60 feet on the southerly line to a broken line in the rear measuring 173.60 feet thereon (92.60 feet plus 81.00 feet).

Being the same property conveyed to Benjamin E. Yoder, a single man and Todd A. Yoder, a married man by Warranty deed from Donna Joyce Heithcock, Vincent Richard Vogel, Gary William Vogel, and Brian Martin Vogel, heirs of The Estate of Ellen Grace Vogel of record in Instrument No. 20130114-0004153 Register's Office for Davidson County, Tennessee, dated January 04, 2013 and recorded on January 14, 2013.

Being the same property conveyed to Benjamin E. Yoder, a single man by Quitclaim deed from Todd A. Yoder, a married man of record in Instrument No. 20210820-0113216 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 20, 2021.

****Mallory G. Yoder, spouse to Benjamin E. Yoder, joins in the execution of this document to convey all her right, title, and interest, marital or otherwise.**

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 4955, Page 49, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5098, Page 743, Book 5871, Page 118 and Book 5893, Page 182, in the Register's Office for Davidson County, Tennessee.

This property, known as 3801 Eckhart Drive, Nashville, TN 37211
(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/our hand(s) this 15 DAY OF Oct, 2021.

Benjamin E. Yoder

Mallory G. Yoder

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Benjamin E. Yoder, a single man Mallory G. Yoder, 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.

Witness my hand and official seal at office, this 15th day of October, 2021.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024
(SEAL)

Certificate of Authenticity

I, Jill Neely, 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 10/15/2021.

Date

Jill M Neely

Affiant Signature

10/28/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of October, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON