Karen Johnson Davidson County
Batch# 760107 DEEDQC
11/23/2021 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211123-0155578

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **M&Y Construction LLC** ("Grantor"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **MANDY DEVELOPMENT, LLC,** (Grantee), a Tennessee limited liability company all of its rights, title, and interests in the following described real property, to wit:

PARCEL I - 1215 Ireland St, Nashville, TN 37208 - M&P 09204017300
Land in Davidson County, Tennessee, known as 1215 A-B-C-D and 1217 A-B-C-D Ireland Street; being lots Nos. 98 and 99 in Thomas Harding's First Addition to Nashville, as of record in Book 19, Page 241, Register's Office for said County.

Said Lots Nos. 98 and 99 front 54 ft., each on the southerly side of Ireland, formerly Grantor Polk st., and run back southerly between parallel lines 160 ft. to an alley.

Being the same property conveyed to M&Y Construction LLC, a limited liability company, by virtue of that certain Warranty Deed dated April 19, 2021, and being of record at Instrument No. 20210419-0052388 in the Register's Office of Davidson County, Tennessee.

PARCELS II & III - 2213 A 24th Ave N and 2213 B 24th Ave N, Nashville, TN 37208 M&P 081 02 2T 001.00 and 081 02 2T 002.00

Land in Davidson County, Tennessee, being Unit 2213A and Unit 2213B Townhomes at 2215 24th Ave, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Townhomes at 2215 24th Ave, of record in Instrument No. 20201109-0130988 and Amended at Instrument No 20210111-0004632 Register's Office for Davidson County, Tennessee, to which reference is hereby made. Scriveners Affidavit The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Townhomes at 2215 24th Ave, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201109-0130988and Amended at Instrument No 20210111-0004632 , and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. See scriveners Affidavit of record at Instrument No 20210204-0016360 in said Register's Office, Tennessee.

Being the same property conveyed to Grantor by Warranty deed dated October 16, 2020 of record at Instrument No 20201020-0122337 in said Register's Office, Tennessee.

PARCELS III & IV - 2215 A 24th Ave N and 2215 B 24th Ave N, Nashville, TN 37208 M&P 081 02 2T 003.00 and 081 02 2T 04.00

Land in Davidson County, Tennessee, being Unit 2215A and Unit 2215B Townhomes at 2215 24th Ave, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Townhomes at 2215 24th Ave, of record in Instrument No. 20201109-0130988 and Amended at Instrument No 20210111-0004632 Register's Office for Davidson County, Tennessee, to which reference is hereby made. Scriveners Affidavit The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Townhomes at 2215 24th Ave, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201109-0130988 and Amended at Instrument No 20210111-0004632 , and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. See scriveners Affidavit of record at Instrument No 20210204-0016360 in said Register's Office, Tennessee.

Being the same property conveyed to Grantor by Warranty deed dated October 16, 2020 of record at Instrument No 20201020-0122337 in said Register's Office, Tennessee.

This transfer is expressly made subject to the lien and rights of FirstBank as set forth in that certain deed of trust of record as Instrument No. 202102110019798, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 17th day of **November, 2021.**

M&Y Construction LLC

By Murat Yenbay, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Murat Verbay, Member**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of **M&Y Construction LLC**, the maker, and is authorized by the maker to execute this instrument on behalf **M&Y Construction LLC** by signing his name as **Member.**

WITNESS my hand and official seal at office this 17th day of **November, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, ~~belief and information~~, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 17th day of **November, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PROPERTY OWNER: **MANDY DEVELOPMENT, LLC**
OWNER'S ADDRESS: 9005 Overlook Blvd, Brentwood, TN 37027
MAIL TAX BILLS TO: **MANDY DEVELOPMENT, LLC**
9005 Overlook Blvd, Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 11/17/21.

Affiant Signature

11/17/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22