Prepared By ~~& Return To~~:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-2803TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of December, 2021.

Notary Public

My Commission Expiration: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Karen Johnson Davidson County
Batch# 778449 **DEEDWARR**
12/22/2021 11:29:29 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20211222-0169157

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ozlem Sezer and Onur Sezer 320 Landings Way Mt. Juliet, TN 37122	Fairway Independent Mortgage Corporation 4201 March Lane Carrollton, TX 75007	087 02 0A 021.00

WARRANTY DEED

FOR AND IN 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, **Kristen Michelle Tibbs and George Wasington Tibbs, wife and husband**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ozlem Sezer and Onur Sezer, wife and husband** 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:

Property known as: 320 Landings Way, Mt. Juliet, TN 37122, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Final Plat of Cobblestone Landing Phase 1, of record in Instrument No. 200508220099471, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kristen Michelle Tibbs and George Washington Tibbs, wife and husband by deed from from David F. Oliver and Renae M. Oliver, husband and wife, dated 04/17/2013 filed and recorded 04/22/2013 of record in Instrument No. 20130422-0039730, in the Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 087 02 0A 021.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 320 Landings Way, Mt. Juliet, TN 37122

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 unemcumbered, 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 15th day of December, 2021.

Kristen Michelle Tibbs

George Wasington Tibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared **Kristen Michelle Tibbs and George Wasington Tibbs**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

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

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires