Karen Johnson Davidson County
Batch# 787718 DEEDWARR
01/11/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,003.18
20220111-0003619

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138340**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) ss The actual consideration or value, whichever is greater, for this transfer is: $541,400.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2021. Notary Public My Commission Expires: 3/15/25

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

WARRANTY DEED

Address New Owner: Erkan Cevher 1602 Cahal Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 14 0Q 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Esther Jihee Yi and David Edward Szeto, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erkan Cevher, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1602 of Homes at 1602 Cahal Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1602 Cahal Avenue, a Horizontal Property Regime, of record in Instrument No. 20140507-0038804 and amended in Instrument No. 20150416-0033829, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Esther Jihee Yi and David Edward Szeto, wife and husband, by Warranty Deed from Richard Martin Dunlap, Jr, of record in Instrument No. 20210115-0007130, in the Register's Office for Davidson County, Tennessee, dated January 12, 2021 and recorded on January 15, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of M.T. Stratton's unregistered plan of Subdivision of part of the Cahal Lands, as recorded in Plat Book 421, Page(s) 50.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140507-0038804 and Amended in Instrument No. 20150416-0033829.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140512-0040299.

This is improved property located at 1602 Cahal Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2021.

12/13/2021
Esther Jihee Yi

12/13/2021
David Edward Szeto

STATE OF Newyork)
COUNTY OF Newyork)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Esther Jihee Yi and David Edward Szeto, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2021.

Chantise E. Hogue
Notary Public
My Commission Expires: 04-06-2024

CHANTISE E HOGUE
Notary Public - State of New York
NO. 01HO6406585
Qualified in New York County
My Commission Expires Apr 6, 2024

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 12/13/21.

Affiant Signature

12/31/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/31/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON