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

Karen Johnson Davidson County
Batch# 791463 DEEDQC
01/18/2022 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006467

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, **SOUTHGATE DEVELOPMENT LLC** ("Grantors"), 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 - 2323 Carter Ave, Nashville, TN - Part of Map and Parcel 083-04-0-299.00
A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Rosebank Subdivision of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee.

Part Of
Parcel II & III **– 2321A Carter and 2321B Carter Ave, Nashville, TN – M&P 083-04-0 112.00**

Land in Davidson County, Tennessee, being Units "2321A and 2321B" Homes at 2321 Carter Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 2321 Carter Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 202201110003318, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 2321 Carter Avenue, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 202201110003318, 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.

Being the same property conveyed to Grantor by Quit Claim Deed at Instrument No. 202112070162196 in said Register's Office, TN.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21st day of December, 2021.

SOUTHGATE DEVELOPMENT LLC

By _____, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Murat Yerbay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **SOUTHGATE DEVELOPMENT LLC** the within named bargainer, and that he/she as such **Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Member**.

WITNESS my hand and official seal at office this 21st day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 21st day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF

PROPERTY OWNER: **MANDY DEVELOPMENT LLC**
OWNER'S ADDRESS: **1831 12th Ave S., Ste 171, Nashville, TN 37203**
MAIL TAX BILLS TO: **owner at owners address**

Certificate of Authenticity

I, Cami Allen, 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 1-11-22.

Cami Allen
Affiant Signature

1-11-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of January 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC