Karen Johnson Davidson County
Batch# 812288 DEEDQC
02/28/2022 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0022271

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS February 16, 2022

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Baca LLC	Baca LLC	072 09 0 203.00
(Name) 4030 Clinton Lane Spring Hill, TN 37174	4030 Clinton Lane Spring Hill, TN 37174	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Erdogan Akosman, as to his one-half interest,** hereinafter referred to as Grantor(s), hereby quitclaim to **Baca LLC,** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lot No. 20 on the Map of East Hill Addition of record in Plat Book 332, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela Schmidt, an unmarried woman from Cary Lee Mitchell, Jr. and Rachel M. Mitchell, husband and wife by Warranty Deed dated March 14, 2013 and recorded on March 19, 2013 in Instrument No. 20130319-0026952, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Baca LLC, and Erdogan Akosman from Angela Schmidt, an unmarried woman by Warranty Deed dated November 19, 2021 and recorded on December 1, 2021 in Instrument No. 20211201-0158555; and as corrected by Scrivener's Affidavit of record in Instrument No. 20220210-0015794, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Erdogan Akosman has hereunto set his signature, on this, the 14TH day of February, 2022.

E. Akosman

Erdogan Akosman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

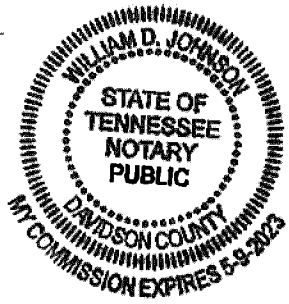
I, the undersigned, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that Erdogan Akosman, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14TH day of February, 2022.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **February 14, 2022**.

Date

Tonya Loftin
Affiant Signature

February 16, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16th day of February, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)