Karen Johnson Davidson County
Batch# 921412 DEEDQC
09/26/2022 02:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220926-0106466

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, **SOUTHGATE DEVELOPMENT LLC** ("Grantor"), a Tennessee Limited Liability Company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mandy Properties LLC,** (Grantee), a Tennessee limited liability company, all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit 1813A on the Plan of Homes at 1813 Hermosa Street, a Horizontal Property Regime with Private Elements of record in Exhibit in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210817-0110730, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Southgate Development, LLC, by virtue of that certain Warranty Deed dated April 26, 2021, and being of record at Instrument No. 20210428-0056464, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 26 day of **September, 2022.**

Southgate Development, LLC

By: Yildirim Yilmaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Yildirim Yilmaz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **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 **Southgate Development, LLC** by himself as **Member.**

WITNESS my hand and official seal at office this 26 day of **September, 2022.**

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 **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 26 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1813 Hermosa St. Unit A, Nashville, TN 37208**
TAX PARCEL NO.:	092 07 0U 001.00
PROPERTY OWNER:	**Mandy Properties LLC**
OWNER'S ADDRESS:	9005 Overlook Blvd , Brentwood, TN 37027
MAIL TAX BILLS TO:	new owner

Certificate of Authenticity

I, Holly 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 9/28/22.

Holly Mason
Affiant Signature

9/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of September, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25