Karen Johnson Davidson County
Batch# 942734 DEEDQC
11/18/2022 10:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221118-0122704

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"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mandy Properties, LLC,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit 1813B 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, a Tennessee limited liability company by Warranty Deed dated April 26, 2021, and recorded April 28, 2021, 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 18th day of November, 2022.

Southgate Development LLC

By Murat Verbay, owner

STATE OF TENNESSEE
COUNTY OF

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

WITNESS my hand and official seal at office this 18th day of **November, 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**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of **November, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1813B Hermosa, Nashville, TN 37208**
TAX PARCEL NO.:	092 07 0U 002.00
PROPERTY OWNER:	Mandy Properties, LLC
OWNER'S ADDRESS:	9005 Overlook Blvd
MAIL TAX BILLS TO:	new owner Brentwood TN 37027

Certificate of Authenticity

I, Holly A. 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 November 18, 2022.

Affiant Signature

11/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25