QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Turgut Uygar Ovunc & Marc Wakefield
Affiant

Subscribed and sworn to me on 3rd Dec., 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/2025

KATIE INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed was prepared based solely upon [illegible]d by the Grantor, and [illegible]f a title search.

Karen Johnson Davidson County
Batch# 947337 DEEDQC
12/05/2022 11:16:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221205-0126693

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mare Wakefield & Turgut Uygar Ovunc 1311 Stainback Avenue Nashville, TN 37207	New Owner 1014 Sharpe Avenue Nashville, TN 37206	A Part Of 071-15-215.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Mare Wakefield and Turgut Uygar Ovunc, wife and husband, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Mare Wakefield and Turgut Uygar Ovunc, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 104 on the plan of HIGHLAND LAND COMPANY'S SUBDIVISION, as shown by plat of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Mare Wakefield and Turgut Uygar Ovunc, wife and husband, by Warranty Deed from FS Real Estate Services, LLC, dated February 21, 2013 and recorded February 28, 2013 of record in Instrument No. 20130228-0019935, Register's Office for Davidson County, Tennessee.

This conveyance is for the purpose of creating a separate tax identification number for this parcel.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 3rd December 2022

Mare Wakefield

Turgut Uygar Ovunc

STATE OF Tennessee

COUNTY OF Davidson

On 3rd Dec., 2022, before me personally appeared Mare Wakefield, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 3rd December, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/2025

KATIE INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On 3rd Dec., 2022, before me personally appeared Turgut Uygar Ovunc, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 3rd December, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/2025

KATIE INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY