Karen Johnson Davidson County Batch# 948900 DEEDWARR 12/07/2022 03:52:30 PM 3 pgs Fees: $18.00 Taxes: $1,128.50 20221207-0127735	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $305,000.00 Affiant Subscribed and sworn to before me, this 5th day of December, 2022. Notary Public My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Murat Kaynar	New Owner	**104-14-0D-023.00**
2723 Linmar Ave.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mollie Kate Cunningham a single woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Murat Kaynar, a married man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 2723 Linmar Ave., Nashville, TN 37215, County of Davidson

Being Unit No. 23 (erroneously referred to as Unit 2723) on the plan of Linmar Place, III, as shown on a plan marked "Exhibit C" in Master Deed of record in Book 7887, Page 558, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property previously conveyed to Sarah E. Belcher, unmarried, by Warranty Deed from Jennifer Gearhart, unmarried, dated 03/30/2006 and recorded 04/04/2006 in Instrument No. 20060404-0038511, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mollie Kate Cunningham, a single woman, by Warranty Deed from Sarah Blevins, married, joined by spouse Chris Blevins, dated 03/24/2021 and recorded 03/25/2021 of record in Instrument No. 20210325-0039530, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 104-14-0D-023.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2723 Linmar Ave., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in

unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of December, 2022.

Mollie Kate Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2022, before me personally appeared **Mollie Kate Cunningham**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 5th day of December, 2022.

Notary Public

Commission Expiration:
1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/5/2022.

Affiant Signature

12/7/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/7/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON