Return To: 14620.
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 938
Nashville TN 37217

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 37461-12-2022**	The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 5th day of January, 2023. Notary Public My Commission Expires: 7/26/25

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Huseyin Firatli 2700 Whorley Court Nashville, TN 37217	SLBC McAdoo 9311 Scenic Dr. #100 San Antonio TX 78216	Map and Parcel No.: 15001007300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis E. Wannebo**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Huseyin Firatli, married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2700 Whorley Court, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 959288 DEEDWARR
01/09/2023 11:32:53 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20230109-0001674

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of January, 2023.

Dennis E. Wannebo
by [signature] atty - in Fact

Dennis E. Wannebo by George E. Mudter, Jr.
his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for **Dennis E. Wannebo**, and he is authorized by **Dennis E. Wannebo** to execute this instrument on his/her behalf.

Witness my hand, at office, this 5th day of January, 2023.

Alice J. Stewart
Notary Public

My Commission Expires: 7/24/25

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Edge-O-Lake Estates, Section 3, of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis E. Wannebo and wife, Mary Rachel Wannebo by deed dated October 7, 1975 from Thomas L. Williams and Patricia A. Williams of record in Book 4960, Page 704, Register's Office for Davidson County, Tennessee. Mary Rachel Wannebo having since died on September 6, 2022 leaving Dennis E. Wannebo as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2023 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3600, Page 82, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dennis E. Wannebo, by George E. Mudter, Jr. , as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20230109-0001673 in the Register's Office for Davidson County, Tennessee.