Karen Johnson Davidson County
Batch# 971754 DEEDWARR
02/16/2023 03:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230216-0011468

Prepared by:
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin, TN 37064-3073
615 / 373.6910

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Leyla Baycora, **Fidan Baycora,** **Kamil Ahmet Baycora** 6007A Lenox Avenue Nashville TN 37209-4415	Same	**103-01-087** **103-01-089** **103-1-86** **103-01-085.00**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater is $0.00.

AFFIANT

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Personally appeared before me, sworn to and subscribed before me this 16th day of February 2023.

PATRICIA R. YOUNG, Notary Public
My commission expires: April 11, 2026

Leyla Baycora, Administrator of the Estate of Erol K. Baycora, deceased, Docket No. 21P1828, in the Second Circuit Court for Davidson County, Tennessee (the "Grantor"), does hereby quitclaim and convey unto **Leyla Baycora**, **Fidan Baycora**, and **Kamil Ahmet Baycora** (the "Grantees"), with each having a one-third (1/3) undivided interest as tenants in common, their heirs and assigns, all right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Tract I

BEING part of Lot No. 5 on the Plan showing the Subdivision of John M. Braham's Farm, of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point, the southwesterly corner of Lot No. 5; thence north 51/2 deg. West 338 feet to a point; thence north 75 3/4 deg. East 200 feet to a point; thence south 5 1/2 deg. East 338 feet to a point; thence South 75 3/4 deg. West 200 feet to a point of beginning.

BEING the same property conveyed to Erol Baycora by Warranty Deed from Timothy R. Wilson and Kevin McGinn, dated January 15, 2010, of record in Instrument No. 20100119-0004238, Register's Office for Davidson County, Tennessee. The said Erol Baycora having since died intestate on or before July 18, 2021, leaving as his sole surviving heirs, his wife, Leyla Baycora, and his two adult children, Fidan Baycora and Kamil Ahmet Baycora.

THIS IS IMPROVED PROPERTY KNOWN AS:

5925 NEIGHBORLY DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209.

Tract II

BEING Lot No. 1 on the Plan of John B. Cowden's Subdivision No. 3, not of record, described according to a survey made by Norris H. Hickerson, Surveyor's 11-16-46.

BEGINNING on the southeasterly margin of John B. Street at the northeast corner of the property conveyed to Annie B. Furlough by deed from Carl Jones and wife, as of record in Book 2202, Page 221, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 1 and 2; thence with the easterly line of said Furlough property south 22 deg. East 226.5 feet to her southeast corner; continuing in the same direction 155.2 feet; thence north 5 deg. West 391 feet to the southerly margin of John B. Street; thence with same, south 72 deg. West 106.8 feet to the beginning.

BEING the same property conveyed to Erol Baycora by Warranty Deed from Timothy R. Wilson and Kevin McGinn, dated January 15, 2010, of record in Instrument No. 20100119-0004238, Register's Office for Davidson County, Tennessee. The said Erol Baycora having since died intestate on or before July 18, 2021, leaving as his sole surviving heirs, his wife, Leyla Baycora, and his two adult children, Fidan Baycora and Kamil Ahmet Baycora.

THIS IS IMPROVED PROPERTY KNOWN AS:

6001 NEIGHBORLY DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209

Tract III

Two tracts of land in Davidson County, Tennessee, being more particularly described as follows:

Tract No: 1: Being part of Lot No. 5 on the Map showing subdivision of John M. Branham's Farm of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly line of Lot No. 5, said point being 432 feet from the southwest corner of said Lot No. 5; thence with said westerly line north 5 1/4 deg. east 94 feet to a point; thence south 75 3/4 deg. 23st 200 feet to the point of beginning.

Tract No. 2: Being part of a lot marked "Rental Houses" on the Plan of the division of the John B. Cowden Property, not of record, described as follows:

BEGINNING at the northeast intersection of Lellyett Street, and John B. Street, thence with the easterly margin of Lellyett Street northwardly 60 feet to a point; thence easterly 39 feet to a point in Cowden's east boundary line; thence with said boundary southerly 60 feet to a point in the north margin of John B. Street; thence with the margin of the same, westerly 39 feet to the point of beginning.

BEING the same property conveyed to Erol Baycora by Warranty Deed from Timothy R. Wilson and Kevin McGinn, dated January 15, 2010, of record in Instrument No. 20100119-0004238, Register's Office for Davidson County, Tennessee. The said Erol Baycora having since died intestate on or before July 18, 2021, leaving as his sole surviving heirs, his wife, Leyla Baycora, and his two adult children, Fidan Baycora and Kamil Ahmet Baycora.

THIS IS IMPROVED PROPERTY KNOWN AS:

314 LELLYETT STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

This conveyance is subject to taxes for the current year, any and all zoning regulations, building restrictions, setback lines, easements, and encumbrance of record, if any, as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of February 2023.

GRANTOR:

Leyla Baycora

LEYLA BAYCORA, ADMINISTRATOR of the Estate of Erol K. Baycora, Deceased, Docket No. 21P1828, un the Second Circuit Court for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Leyla Baycora**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), who acknowledged herself to be the Administrator of the Estate of Erol K. Baycora, deceased, and who, after being duly sworn, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Administrator of the Estate.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of February 2023.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PATRICIA R. YOUNG, Notary Public

My commission expires: April 11, 2026

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document Quit Claim Deed (Map / Parcel No. 103-01-087, 103-01-089, 103-1-86, 103-01-085.00) from Leyla Baycora, Administrator of the Estate of Erol K. Baycora, deceased, Grantor, to Leyla Baycora, Fidan Baycora and Kamil Ahmet Baycora, Grantees, dated February 16, 2023, tendered for recording herewith and that this is a true and correct copy of the original Quit Claim Deed executed and authenticated according to law.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 16th day of February 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023