Karen Johnson Davidson County
Batch# 971759 DEEDQC
02/16/2023 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230216-0011473

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** and **Kamil Ahmet Baycora** 6007A Lenox Avenue Nashville TN 37209-4415	Same	**091-13-350** **8DA-47567**

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:

BEING Tract No. 2 on the Paul Richarson property, Plat Book 5060, page 158, on the Resubdivision of a Tract of land belonging to Harold R. Richardson being a subdivision of the Cowden property described according to a survey by Charles Phillip Clinard surveyor dated May 1977, as follows:

BEGINNING at an iron pin in the southerly margin of Lenox Avenue at the common corner of tracts 1 and 2; thence with the margin of said Avenue, North 85 degrees East 291.31 feet to an iron pin at the beginning of a curve; thence around said curve southeasterly 39.95 feet to an iron pin in the

westerly margin of Lellyett Street; thence with the margin of the same, South 3 degrees 27 min. East 206.52 feet to an iron pin at the beginning of a curve; thence around said curve southwesterly 34.25 feet to an iron pin in the northerly margin of Neighborly Avenue; thence with the same, South 75 degrees 03' West 293.77 feet to an iron pin at the corner of Tracts 1 and 2; thence with the line between said two tracts North 5 degrees West 306.90 feet to the point of beginning.

BEING the same property conveyed to Erol Baycora, by deed from Mary Ann McPherson of record in Book 9494, Page 501, Register's Office for Davidson County, Tennessee. The said Erol Baycora having since died intestate on 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 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.

THIS IS IMPROVED PROPERTY KNOWN AS:

6001 LENOX AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209.

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 091-13-350, 8DA-47567) 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