Karen Johnson Davidson County
Batch# 978295 DEEDQC
03/08/2023 01:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230308-0016784

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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Nashville, Tennessee 37215
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(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 21ST **day of** February **, 2023.**

Notary Public

My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.
Esen Ozgener, Aylin Ozgener and Murat (Tim) Ozgener, Trustees 101 Dunham Springs Lane Nashville, Tennessee 37205	-SAME-	116 01 0A 001.00

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Esen Ozgener and/or Murat ("Tim") Ozgener and/or Aylin M. Ozgener, Trustees of the Esen & Cano Ozgener Living Trust, established by the Revocable Trust Agreement of Cano A. Ozgener and Esen Ozgener dated February 23, 2018,** hereinafter called the Grantors, for and in consideration of the sum of Ten and

no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **Esen Ozgener, Aylin Ozgener and Murat ("Tim") Ozgener, Trustees of the Cano Ozgener Bypass Trust**, all of the Grantors' right, title and interest, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 21ST day of February, 2023.

ESEN & CANO OZGENER LIVING TRUST

By: Esen Ozgener
Esen Ozgener, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Esen Ozgener, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21ST day of February, 2023.

My Commission Expires: LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Lindsay Hamada
Notary Public

By: _____
Murat ("Tim") Ozgener, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Murat ("Tim") Ozgener, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21ST day of February, 2023.

My Commission Expires: _____

_____
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

By: _____
Aylin M. Ozgener, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aylin M. Ozgener, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21ST day of February, 2023.

My Commission Expires: _____

_____
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 1 on the Consolidation Plat for Lots 1 and 2, Dunham Springs Residential PUD, of record in Book 6050, page 417, and as corrected in Book 8069, page 388, Register's Office for Davidson County, Tennessee. Said Lots 1 and 2 being on the original plan of Dunham Springs Residential P.U.D., of record in Book 6250, Page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cano A. Ozgener and/or Esen Ozgener and/or Murat ("Tim") Ozgener and/or Aylin M. Ozgener, Trustees of the Esen & Cano Ozgener Living Trust, established by the Revocable Trust Agreement of Cano A. Ozgener and Esen Ozgener dated February 23, 2018, by deed from Esen Ozgener and Cano A. Ozgener, Trustees of The Esen Ozgener Living Trust, established by the Revocable Trust Agreement of Esen Ozgener, dated February 23, 2008, of record as Instrument No. 20180601-0052065, Register's Office for Davidson County, Tennessee.

Cano A. Ozgener died June 9, 2018. Upon the death of Cano A. Ozgener, Esen Ozgener, Murat ("Tim") Ozgener and Aylin M. Ozgener remained the current acting Trustees of the Esen & Cano Ozgener Living Trust, established by the Revocable Trust Agreement of Cano A. Ozgener and Esen Ozgener dated February 23, 2018.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6050, page 417, Restrictive Covenants of record.in Book 6875, page 530, as amended by First Amendment of record as Instrument No. 20080707-0069889, Easement exception for swimming pool of record in Book 9056, page 479, and Homeowners Association Charter of record in Book 6943, page 559, amended in Book 8433, page 976, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 101 Dunham Springs Lane, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 21, 2023.

February 21, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21ST day of February, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

