WARRANTY DEED

Karen Johnson Davidson County
Batch# 979177 DEEDWARR
03/10/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230310-0017327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

COUNTY OF DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE

MEMORIE WHITE

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kemal Fidan	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 411 McAdoo Avenue	(NAME) 411 McAdoo Avenue	104-01-0-476.00
(ADDRESS) Nashville TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mandy Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kemal Fidan**, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the 24th Council District of Davidson County, Tennessee, being all of Lot 94, on the plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, and being more particular described as follows:

Commencing at the approximate centerline intersection of Park Circle and McAdoo Avenue, thence in a Westerly direction 238.7+/- feet to an 5/8" Iron set with a pink cap, by Dale and Associates, on the Southerly right of way of McAdoo Avenue, at approximate Tennessee state plane coordinate of North 660,815.95, East 1,725,340.25, at the Northwest property corner of Tax Map 104-01-0-k parcel 900, being Lots 92 & 91 and being the Northeast corner of Lot 93;

Thence with said margin, with a curve turning to the right with an arc length of 25.00 feet, with a radius of 700.00 feet, with a chord bearing of North 65 Degrees 44 Minutes 05 Seconds West, with a chord length of 25.00 feet to the common Northerly corner of Lot 93 & 94 and being the point beginning of herein described land;

Thence leaving said margin, South 25 Degrees 03 Minutes 08 Seconds West, a distance of 107.33 feet to a point on the northerly line of Lot 81, on the plan of West End Park Terrace;

Thence with the Northerly line of Lots 81 & 82 on the plan of West End Park Terrace, with a curve turning to the right with an arc length of 25.04 feet, with a radius of 825.00 feet, with a chord bearing of North 58 Degrees 23 Minutes 06 Seconds West, with a chord length of 25.04 feet to a point at the Southeast corner of Lot 95;

Thence with said line, North 24 Degrees 59 Minutes 11 Seconds East, a distance of 105.02 feet to a point on the Southerly margin of McAdoo Avenue;

Thence with a curve turning to the left with an arc length of 25.00 feet, with a radius of 700.00 feet, with a chord bearing of South 63 Degrees 41 Minutes 19 Seconds East, with a chord length of 25.00 feet to the point of beginning of herein described land, having an area of 2646.76 square feet or 0.06 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on November 10, 2020, and is based on survey work conducted by Dale and Associates on June 3, 2020 under project number 20056.

Being a portion of the same property conveyed to Mandy Development LLC, a Tennessee limited liability company by Quitclaim Deed from Hive Nashville LLC, a Tennessee limited liability company of record in Instrument No. 20220309-0026757, Register's Office for Davidson County, Tennessee, dated February 14, 2022

and recorded on March 09, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 411 McAdoo Ave Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 7th day of March, 2023.

Mandy Development LLC

By Yildirim Yilmaz, Member

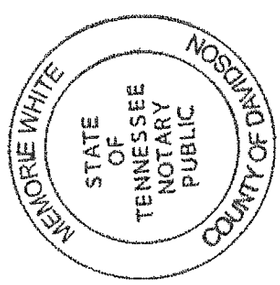
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Yildirim Yilmaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Mandy Development LLC the within named bargainer, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Mandy Development LLC by himself/herself as Member.

Witness my hand and official seal, this 7th day of March, 2023.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Holly A. Mason, 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 March 7, 2023.

Affiant Signature

3/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026