Karen Johnson Davidson County
Batch# 987290 DEEDWARR
03/31/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20230331-0023530

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Angela M Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2023

Deborah Bissell
Notary Public

MY COMMISSION EXPIRES: 03-02-2027
(AFFIX SEAL)

DEBORAH BISSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. EY-23-4191

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Howell	Cadence Bank,	
(NAME)	(NAME)	
1235 Carl Seyfert Memorial Drive	2778 W Jackson St C 2nd Floor	159-02-0-037.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tupelo MS 38801	
(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, I/we, **Hasan H. Sonmezturk and Elif Sen Sonmezturk F/K/A Elif Sen, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela M. Howell, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Galaxy Estates of record in Plat Book 4175, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 188.73 feet on the Southerly margin of Carl Seyfert Memorial Drive and extends back 280.80 feet on the Easterly line and 275.0 feet on the Westerly line to a dead in line in the rear, measuring 196.60 feet thereon.

Being the same property conveyed to Hasan H. Sonmezturk by Special Warranty deed from REB f/k/a Reb Bearden and Christian S. Hofstetter, Administrator CTA/DBN of the Estate of Constance Sandra Bearden of record in Instrument No. 20130219-0015948 Register's Office for Davidson County, Tennessee, dated February 11, 2013 and recorded on February 19, 2013.

Being the same property conveyed to Anita Lester Trustee by Trustee's Quitclaim deed from Hasan H. Sonmezturk of record in Instrument No. 20131227-0130310 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 27, 2013.

Being the same property conveyed to Hasan H. Sonmezturk and Elif Sen, husband and wife by Quitclaim deed from Anita Lester Trustee of record in Instrument No. 20140220-0014440 Register's Office for Davidson County, Tennessee, dated February 17, 2014 and recorded on February 20, 2014. *Elif Sen is now known as Elif Sen Sonmezturk.*

This is property more commonly known as 1235 Carl Seyfert Memorial Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of March, 2023.

Hasan H. Sonmezturk

Elif Sen Sonmezturk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Hasan H Sonmezturk and Elif Sen Sonmezturk, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-31-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-31-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM