WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on 04/14/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 993184 DEEDWARR
04/18/2023 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230418-0028513

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AVD LLC 5103 Citation Ct. Mt. Juliet, TN 37122	NEW OWNER	072094K00100CO (as to UNIT 911A) 072094K00200CO (as to UNIT 911B)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BACA LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto AVD LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 911A and 911B of 911 Delmas Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 911 Delmas Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20220324-0034110, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Baca LLC, by Quitclaim Deed from Erdogan Akosman, as to his one-half interest, of record in Instrument No. 20220228-0022271, in the Register's Office of Davidson County, Tennessee, dated February 14, 2022 and recorded on February 28, 2022.

Being the same property conveyed to Baca, LLC, and Erdogan Akosman, by Warranty Deed from Angela Schmidt, An Unmarried Woman, of record in Instrument No. 20211201-0158555, in the Register's Office of Davidson County, Tennessee, dated November 19, 2021 and recorded on December 01, 2021. Also see Scrivener's Affidavit of recorded in Instrument No. 20220210-0015794, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Angela Schmidt, An Unmarried Woman, by Warranty Deed from Cary Lee Mitchell, Jr. and Rachel M. Mitchell, Husband and Wife, of record in Instrument No. 20130319-0026952, in the Register's Office of Davidson County, Tennessee, dated March 14, 2013 and recorded on March 19, 2013.

This is improved property known as 911 A Delmas Avenue, Nashville, Tennessee 37216 and 911 B Delmas Avenue, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 04/14/23.

BACA LLC

By: Cengiz Erdemir
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Cengiz Erdemir, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized member of BACA LLC, the within named bargainor, and that he as such authorized member executed the foregoing instrument for the purposes therein contained, by signing for BACA LLC by himself as authorized member.

Witness my hand and official seal on 04/14/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on April 14, 2023.

Signature 04/14/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 14th day of April, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202304180028513