Karen Johnson Davidson County
Batch# 995325 DEEDWARR
04/24/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230424-0029885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $499,999.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/20/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Tullamore LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027
File # 2023-7612

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jolanta Kudelska	New owner	064-08-0A-112-00
4830 Rainer Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hakan Dilsiz, a single person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jolanta Kudelska, a single person

HEREINAFTER CALLED THE GRANTEE(S), 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. 74 on the Plan of Section Three, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040629-0076758, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hakan Dilsiz, a married man, by deed dated 04/11/2017 and recorded 05/12/2017, from Gary L. Gibbs and Kari L. Gibbs, husband and wife, of record in Instrument Number 20170512-0047156, Register's Office for Davidson County, Tennessee.

Property Address: 4830 Rainier Drive, Nashville, TN 37138

THE GRANTOR HEREBY SWEARS AND MAKES OATH THAT NEITHER HE NOR HIS SPOUSE HAVE EVER LIVED AT SAID PROPERTY AS THEIR MARITAL RESIDENCE SINCE IT WAS CONVEYED TO HIM THROUGH THE DATE OF THIS CONVEYANCE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4830 Rainer Drive, Old Hickory, TN 37138.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 20, 2023.

Hakan Dilsiz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Hakan Dilsiz, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 20, 2023.

Notary Public

My Commission Expires: 01/25/26

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 20th day of April, 2023.

Affiant Signature
Date 04/20/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON