THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.
2023-0287

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 9 day of May, 2023.

Notary Public
My commission expires: 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

Name and Address of New Owner:
Sinan Dursun
1002 Alice St
Nashville, TN, 37218

Send Tax Bills To:
Sinan Dursun
1002 Alice St
Nashville, TN, 37218

Karen Johnson Davidson County
Batch# 1001332 DEEDQC
05/09/2023 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230509-0034475

Street Address of Subject Property:
1002 Alice St
Nashville, TN, 37218

Parcel ID:
070-07-0S-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bolder Development, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Sinan Dursun, married,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1000B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for OneThousand Alice Street, a Horizontal Property Regime with Private Elements, of record as record in Instrument No. 20201030-0127150 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Bolder Development, LLC by Warranty Deed from Michael S. Lawrence, married, of record in Instrument No. 20200930-0112798, Register's

Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on September 30, 2020.

WITNESS my hand this 8 day of MAY, 2023.

Bolder Development, LLC

Grantor –Sinan Dursun, Sole Member

STATE OF VIRGINIA]
COUNTY OF FAIRFAX]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SINAN DURSUN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal at office, this 8TH day of May, 2023.

NOTARY PUBLIC

My commission expires: 09/30/2023

ROBERT JIMENEZ
NOTARY PUBLIC
REG. #7501840
MY COMMISSION EXPIRES
09/30/23
COMMONWEALTH OF VIRGINIA

True Copy Certification

I, Yvette Meldrum, 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 May 9, 2023.

Signature
May 9, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 9, 2023

Notary's Signature

My Commission Expires: 4-13-25

