Karen Johnson Davidson County
Batch# 1007441 DEEDWARR
05/25/2023 09 46 23 AM 3 pgs
Fees $18 00 Taxes $6,845 00

20230525-0039384

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37670-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2023. Notary Public My Commission Expires 9/2/26

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY CAVAN MCCANN

WARRANTY DEED

Address New Owner: Murat Dehmirhan Tokad and Aysegul Tokad 1738 Glen Echo Road Nashville, TN 37215	**Send Tax Bills To:** Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	**Tax Information:** Map and Parcel No.: 117152E00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Jeffrey Sillay and Autumn Rene Sillay, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Murat Demirhan Tokad and Aysegul Tokad, husband and wife** ("Grantees"), heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1738 Glen Echo Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 24th day of May, 2023.

David Jeffrey Sillay

Autumn Rene Sillay by David Jeffrey Sillay, Attorney in Fact

Autumn Rene Sillay by David Jeffrey Sillay
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Jeffrey Sillay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Autumn Rene Sillay, and he is authorized by Autumn Rene Sillay to execute this instrument on her behalf.

Witness my hand and seal, at office, this 24th day of May, 2023.

GEORGE E MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 3/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Jeffrey Sillay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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GEORGE E MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No 1738, together with the appurtenant interest in the common elements of Homes at Glen Echo, a horizontal property regime with private elements established byu Declaration in Instrument No 20190122-0006137, amended in Instrument No 20200812-0089559, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to David Jeffrey Sillay and Autumn Rene Sillay, husband and wife, by deed dated July 31, 2020 from Glen Echo Partners, LLC, a Tennessee limited liability company, of record in Instrument No 20200812-0089561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to.

1 State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantees Map and Parcel No. 117152E00400CO

2 Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes at Glen Echo, of record in Instrument No. 20190122-0006137, amended in Instrument No. 20200812-0089559, Register's Office for Davidson County, Tennessee.

3 Terms and limitations imposed by Tennessee Horizontal Property Act, T C.A. § 66-27-101, et seq

4 All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No 20190122-0006137, Register's Office for Davidson County, Tennessee.

5 All matters appearing on the Plan of record as Book 1424, page 52 and Instrument No. 20180503-0042419, Register's Office for Davidson County, Tennessee

6. 16 foot Shared Access Easement and Proposed Drive as shown on the Plan of record in Instrument No 20180503-0042419, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Storm Drainage and/or Appurtenances of record in Instrument No 20060315-0030034, Register's Office for Davidson County, Tennessee.

8 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181218-0123030, Register's Office for Davidson County, Tennessee.

9 Easement Agreement appearing as Instrument No 20200812-0089560, Register's Office for Davidson County, Tennessee.