Karen Johnson Davidson County
Batch# 1010409 DEEDWARR
06/02/2023 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20230602-0041674

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. 37692-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2023. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Address New Owner: Oktay Demirkesen, Cuyan Demirkesen 2027 Morrison Ridge Drive Nashville, TN 37221	**Send Tax Bills To:** New owner 3611 Hilldale Drive Nashville, TN 37216	**Tax Information:** Map and Parcel No.: 143010D01700CO

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, **2027 Morrison Ridge, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oktay Demirkesen and Cuyan Demirkesen, 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 2027 Morrison Ridge Drive, Nashville, TN 37221.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, 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, Grantor has executed this instrument on the 31st day of May, 2023.

2027 MORRISON RIDGE, LLC, A TENNESSEE
LIMITED LIABILITY COMPANY

BY BSL EXPLORERS, LLC
A DELWARE LIMITED LIABILITY
COMPANY, ITS MANAGER

BY: _____
CESAR GUEIKIAN, MANAGER

BY: _____
AMANDA CHURCH, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, Cesar Gueikian, and Amanda Church the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Managers of BSL Explorers, LLC A Delaware limited liability company the manager of 2027 Morrison Ridge, LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public

My Commission Expires: 3/6/24

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

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 17 of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, of record in Instrument Number 20200123-0008509, amended in Instrument Numbers 20210104-0000013, 20210104-0000014, 20210127-0012271, and Instrument No. 20220426-0048083, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 2027 Morrison Ridge, LLC, a Tennessee limited liability company, by deed dated November 23, 2021 from Haury and Smith Contractors, Inc., of record in Instrument No. 20211201-0158351, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008509, as amended in Instrument Nos. 20210104-0000013, 20210104-0000014, 20210127-0012271, and Instrument No. 20220426-0048083, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180410-0033672, Register's Office for Davidson County, Tennessee.
3. Easement for Water Line, recorded in Book 6431, Page 402, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Water Line and Sewer Line as set forth in instrument recorded in Book 6800, Page 409, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060712-0083957, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of a Public Utilities Easement as set forth in instrument recorded in Instrument No. 20201015-0120032, Register's Office for Davidson County, Tennessee.
7. 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. 143010D01700CO.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/31/23

GEORGE E. MUDTER, JR.
Dated 5/31/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/31/23

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

