This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1034603 DEEDQC
08/04/2023 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060406

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mandy Development LLC** ("Grantor"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mandy Properties LLC,** (Grantee), a Tennessee limited liability company all of it rights, title, and interests in the following described real property, to wit:

Parcel I- 1600 Litton Ave, Nashville, TN 37216 M&P 072-11-0-524.00
Land in Davidson County, Tennessee, being Lot No. 186 on the Map Showing Subdivision of The Waters Place on Maxey Lane of record in Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel II - 1602 A Litton Ave, Nashville, TN 37216 M&P 072-11-4S-001.00-CO
A certain unit in Davidson County, Tennessee, being Unit No. 1602B of Homes at 1602 Litton Avenue, a Horizontal Property Regime with Private Elements, Planned Unit Development, Section 66-27-103(b), Tennessee Code Annotated, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions, and Restrictions establishing Homes at 1602 Litton Avenue, a Horizontal Property Regime with Private Elements, Planned Unit Development of record in Instrument No. 20220510-0053422, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Parcel III - 1602 B Litton Ave, Nashville, TN 37216 M&P 072-11-4S-002.00-CO
A certain unit in Davidson County, Tennessee, being Unit No. 1602B of Homes at 1602 Litton Avenue, a Horizontal Property Regime with Private Elements, Planned Unit Development, Section 66-27-103(b), Tennessee Code Annotated, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions, and Restrictions establishing Homes at 1602 Litton Avenue, a Horizontal Property Regime with Private Elements, Planned Unit Development of record in Instrument No. 20220510-0053422, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Mandy Development, LLC, a Tennessee limited liability company by Quit Claim Deed from Mandy Development, LLC, a Tennessee limited liability company of record in Instrument No. 20220510-0053421, Register's Office for Davidson County, Tennessee, dated May, 2022 and recorded on May 10, 2022

IN TESTIMONY WHEREOF I/we have executed this instrument the 31st day of July, 2023.

Mandy Development LLC

By: Yildirim Yilmaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Yildirim Yilmaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member of Mandy Development LLC the within named bargainer, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Member.

WITNESS my hand and official seal at office this 31st day of July, 2023.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of **July, 2023.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY ADDRESS:	**1600 Litton Ave Nashville TN 37216**
TAX PARCEL NO.:	**072110524.00**
PROPERTY OWNER:	**Mandy Properties LLC**
OWNER'S ADDRESS:	**9005 Overlook Blvd Brentwood TN 37027**
MAIL TAX BILLS TO:	**new owner**

Certificate of Authenticity

I, Holly AMason, 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 7/31/23.

Affiant Signature

7/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of July, 2023

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25