Karen Johnson Davidson County
Batch# 1034715 DEEDQC
08/04/2023 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060547

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

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:

Land situated in the 24th Council District of Davidson County, Tennessee, being all of Lot 93, on the plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and being more particular described as follows;

Commencing at the approximate centerline intersection of Park Circle and McAdoo Avenue, thence in a Westerly direction 238.7+/- feet to an 5/8" Iron set with a pink cap, by Dale and Associates, on the Southerly right of way of McAdoo Avenue, at approximate Tennessee state plane coordinate of North :660,815.95, East :1,725,340.25, at the Northwest property corner of Tax Map 104-01-0-k Parcel 900, being lots 92 & 91, also being the Northeast corner of the subject property, and the point of beginning of herein described land.

Thence leaving said margin, South 25 Degrees 06 Minutes 58 Seconds West, a distance of 109.77 feet to an iron rod found, set by Tennessee RLS # 1838, a point on the Northerly line of Lot 80, on the plan of West End Park Terrace;

Thence with the Northerly line of Lots 80 & 81 on the plan of West End Park Terrace, with a curve turning to the right with an arc length of 24.96 feet, with a radius of 825.00 feet, with a chord bearing of North 60 Degrees 07 Minutes 16 Seconds West, with a chord length of 24.96 feet to a point at the Southeast corner of Lot 94;

Thence with said line, North 25 Degrees 03 Minutes 08 Seconds East, a distance of 107.33 feet to a point on the Southerly margin of McAdoo Avenue;

Thence with said margin, with a curve turning to the left with an arc length of 25.00 feet, with a radius of 700.00 feet, with a chord bearing of South 65 Degrees 44 Minutes 05 Seconds East, with a chord length of 25.00 feet to the point of beginning of herein described land, having an area of 2706.52 square feet or 0.06 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on November 10, 2020, and is based on survey work conducted by Dale and Associates on June 3, 2020 under project number 20056.

Being a portion of the same property conveyed to Mandy Development LLC, a Tennessee limited liability company by Quitclaim deed from Hive Nashville LLC, a Tennessee limited liability company of record in Instrument No. 20220309-0026757 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on March 09, 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: 11/3/2024

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	409 McAdoo Ave, Nashville, TN 37205
TAX PARCEL NO.:	104-01-0-328.00
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 A Mason, 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.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25