RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1041116 DEEDWARR
08/22/2023 11 15 04 AM 3 pgs
Fees $18 00 Taxes $1,942 50

20230822-0065482

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 103
Brentwood, TN 37027
RT-23-2965

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of August, 2023

Notary Public

Commission Expires _____

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ali Tamer Bozoklar 115 37th Avenue North Nashville, TN 37209	CMG Mortgage 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	104-05-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Juan Vallarino, Trustee of The Juan Vallarino Revocable Trust established on February 11, 2014, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a Fifty percent (50%) undivided interest and Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust established on February 11, 2014, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a Fifty percent (50%) undivided interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ali Tamer Bozoklar, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, 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 the same property conveyed to Juan Vallarino and Neith Elizabeth Vallarino by Special Warranty deed from Bank of America, N A. of record in Instrument No. 20131108-0116207 Register's Office for Davidson County, Tennessee, dated October 23, 2013 and recorded on November 08, 2013.

Being the same property conveyed to Juan Vallarino, Trustee of The Juan Vallarino Revocable Trust established on February 11, 2014, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a Fifty percent (50%) undivided interest and Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust established on February 11, 2014, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a Fifty percent (50%) undivided interest by Quitclaim deed from Juan Vallarino and Neith Elizabeth Vallarino of record in Instrument No 20190306-0020442 Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 06, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 115 37th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17 day of August, 2023.

The Juan Vallarino Revocable Trust dated February 11, 2014

By: Juan Vallarino as Trustee
Juan Vallarino, Trustee

The Neith Elizabeth Vallarino Revocable Trust dated February 11, 2014

By: Neith Elizabeth Vallarino Trustee
Neith Elizabeth Vallarino, Trustee

STATE OF Washington
COUNTY OF Kitsap

On this 17 day of August, 2023, before me personally appeared Juan Vallarino, Trustee of The Juan Vallarino Revocable Trust dated February 11, 2014, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2023.

Flora L Johnson
Notary Signature
My commission expires: 6/2/2027

FLORA L JOHNSON
Notary Public
State of Washington
Commission # 23015407
My Comm. Expires Jun 2, 2027

STATE OF Washington
COUNTY OF Kitsap

On this 17 day of August, 2023, before me personally appeared Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust dated February 11, 2014, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2023.

Flora L Johnson
Notary Signature
My commission expires: 6/2/2027

FLORA L JOHNSON
Notary Public
State of Washington
Commission # 23015407
My Comm. Expires Jun 2, 2027