Name and Address of New Owner:
Hamdullah Ozan and Ramazan Ozan
5552 Hamilton Circle
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1052351 DEEDWARR
09/20/2023 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20230920-0074089

Send Tax Bills To:
Hamdullah Ozan and Ramazan Ozan
5552 Hamilton Circle
Antioch, TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164-04-0B-027-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kiera Walker, an unmarried woman and Robin Walker, a married woman, as joint tenants with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hamdullah Ozan, umarried, and Ramazan Ozan, unmarried as joint tenants in common with rights of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
LAND in Davidson County, Tennessee, being Unit No. 27 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Robin Walker, Grantor herein makes oath that the within described property is neither his/her personal residence, not the personal residence of his /her spouse and/or dependents.
Being the same property conveyed to Kiera Walker, an unmarried woman and Robin

Walker, a married woman, as joint tenants with rights of survivorship, by Warranty Deed dated July 27, 2018 from Craighead Development, LLC, a Tennessee limited liability company, recorded July 30, 2018 in Instrument No. 20180730-0073908 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12 day of September, 2023.

Robin Walker (SEAL)
Robin Walker

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Monroe

On this 12th day of September, 2023, before me personally appeared Robin Walker, 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 12th day of September, 2023.

Notary Signature
My commission expires: FEB 21, 2026

HOLLIE M. WILL
Notary Public, State of Florida
Commission# HH231774
My comm. expires Feb. 21, 2026

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of September, 2023.

Kiera Walker (SEAL)
Kiera Walker

GRY
~~STATE OF TENNESSEE~~ Commonwealth of Virginia, County of Hanover
~~COUNTY OF DAVIDSON~~

On this 13th day of September, 2023, before me personally appeared Kiera Walker, 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 13th day of September, 2023.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7750341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Doc ID: cac6940eb493e037697f51426ddbb705e214168f

202309200074089

AFFIDAVIT OF VALUE

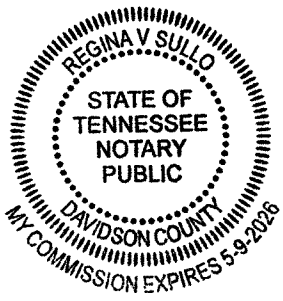
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13 day of September, 2023.

Notary Public
My commission expires:_____
File No. 2023-6339-AH



Certificate of Authenticity

I, China Hendrix, 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 9/12/23.

Date

China H

Affiant Signature

9/12/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

