Karen Johnson Davidson County
Batch# 1052847 DEEDWARR
09/21/2023 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20230921-0074466

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Mehmet Mubarek Alatas
7036 Wilke Road W
Brentwood, TN 37027
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 119-10-0; Parcel 225.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MIKE SULLIVAN AND DAN COLLINS, TRUSTEES OF THE WINGATE CHURCH OF CHRIST, A/K/A THE WINGATE AVENUE CHURCH OF CHRIST**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **MEHMET MUBAREK ALATAS,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT 1:

LAND located in the 6th Civil District of Davidson County, Tennessee, being Lot Nos. 21 and 65, Ruggle Heights Subdivision, of record in Book 1130, Page 90, in the Register's Office for said County, further described as follows:

BEGINNING on the westerly side of Wingate Avenue at the common corner of Lot Nos. 64 and 65; thence with the line between said two lots, westwardly 99.35 feet to the eastwardly boundary line of the Taylor property; thence with said Taylor's line northwardly 200 feet to the southerly margin of Thompson Lane; thence with the margin of Thompson Lane eastwardly 75 feet to a concrete marker; thence in an arc with a radius of 25.12 feet, 38.6 feet to a concrete marker on the westerly margin of Wingate Avenue; thence along the westerly margin of Wingate Avenue southwardly 175.65 feet to the beginning.

BEING the same property conveyed to Orren E. Pulley, Russell B. Burke, John S. Krise, Jr., Donald L. York and Ben H. Chrisman, Trustees of the Wingate Avenue Church of Christ, by Warranty Deed dated April 30, 1951, from S.A. Huddleston, J.K. Nelson, F.R. Hester and J.H. Hooper, Trustees of the Grandview Church of Christ, recorded June 5, 1951, in Book 1976, Page 156, in the Register's Office of Davidson County, Tennessee.

TRACT 2:

LAND located in the Davidson County, Tennessee, being Lot No. 64, Ruggle Heights Subdivision, as of record in Book 1130, Page 90, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 64 fronts 100 feet on the westerly side of Wingate Avenue and extends back between parallel lines 99.35 feet to a dead line, measuring 100 feet thereon.

This conveyance is made subject to a 10-foot easement for public utilities along rear line of premises, 40-foot building setback line from Wingate Avenue, and conditions of owners certificate as shown on plan of record in Book 1130, Page 90, said Register's Office.

BEING the same property conveyed to R.B. Burke, O.E. Pulley, B.H. Chrisman, Charles Haley and Donald York, Trustees of Wingate Church of Christ, by Warranty Deed dated November 13, 1962, from S.A. Huddleston, W.E. Baucom Sr., T.C. Jackson, John Anglea, Sr. and R.J. Bush, Trustees of Grandview Church of Christ, recorded November 19, 1962, in Book 3462, Page 471, in the Register's Office of Davidson County, Tennessee.

TRACT 3:

LAND located in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being further described as follows:

BEGINNING on the southerly margin of Thompson Lane at its intersection with the easterly line of the Plan of Woodbine Courts, as of record in Book 1130, Page 39, Register's Office for said County; thence with said Lane, eastwardly 100 feet; thence at right angles, southwardly 300 feet; thence at right angles, westwardly 100 feet to said easterly line of the Plan of Woodbine Courts; thence with said line, northwardly 300 feet to the beginning.

BEING the same property conveyed to R.B. Burke, B.H. Chrisman, O.E. Pulley, D.L. York and C.B. Haley, Trustees of Wingate Avenue Church of Christ, by Warranty Deed dated April 24, 1957, from Orville Lee Taylor and wife, Mildred L. Taylor, recorded November 12, 1957, in Book 2703, Page 366, in the Register's Office of Davidson County, Tennessee.

TRACT 4:

LAND located in Davidson County, Tennessee, being Lot No. 17, of Block "C" on the Map of Woodbine Courts, Part One, of record in Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 17 fronts 75 feet on the easterly side of Dobbs Avenue and extends back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Trustees of Wingate Church of Christ, by Warranty Deed dated April 3, 1973, from Joe B. Taylor and wife, Anne Toombs Taylor, recorded April 9, 1973, in Book 4696, Page 752, in the Register's Office of Davidson County, Tennessee.

TRACT 5:

LAND located in Davidson County, Tennessee, being Lot No. 18, on the Block "C' on the Map of Woodbine Courts, Part I, as of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which plat

reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 18 fronts 75 feet on the easterly side of Dobbs Avenue and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to R.B. Burke, Charlie Haley, Ben H. Chrisman, Donald York, Trustees of Wingate Church of Christ, by Warranty Deed dated December 10, 1963, from David Lee Booker and wife, Martha Frances Booker, recorded December 11, 1963, in Book 3670, Page 557, in the Register's Office of Davidson County, Tennessee.

TRACT 6:

LAND located in the 6th Civil District of Davidson County, Tennessee, being Lot No. 19, of Block "C" on the Map of Woodbine Courts, Part I, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee, being further described as follows:

BEGINNING at an iron pin in the East margin of Dobbs Avenue at the corner of Lot Nos. 18 and 19; thence with the line between said lots, easterly 150 feet to a point in the West line of the Tanksley Estate, being the East line of the subdivision in question; thence North 2 degrees 16 minutes East, 92.6 feet to a concrete monument set in the South margin of Thompson Lane, as now widened and located; thence with the margin of said Lane, North 86 degrees 19 minutes West, 98.7 feet to another concrete monument at the beginning of a curve; thence around said curve, in a southwesterly direction, having a radius of 50 feet, a distance of 79.7 feet to a concrete monument in the easterly margin of Dobbs Avenue; thence with the margin of said Avenue, South 2 degrees 16 minutes West, 45 feet to the point of beginning.

BEING the same property conveyed to Russell B. Burke, Donald L. York, Ben H. Chrismon and Charles B. Haley, Trustees of Wingate Church of Christ, by Warranty Deed dated May 29, 1964, from Cora Catherine Lewis, now Porter, and Olay May Lewis, recorded June 1, 1964, in Book 3765, Page 546, in the Register's Office of Davidson County, Tennessee.

All the hereinabove legal descriptions are the same as on previous deeds. No new survey(s) have been done.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 99 Thompson Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 noted herein.

Grantor further covenants and binds Grantor, its successors and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 21st day of September, 2023.

WINGATE CHURCH OF CHRIST

BY: Mike Sullivan, Elder/Trustee
MIKE SULLIVAN, ELDER/TRUSTEE

BY: Dan Collins, Elder/Trustee
DAN COLLINS, ELDER/TRUSTEE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Sullivan and Dan Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument as Elders/Trustees of the Wingate Church of Christ, and who further acknowledged that they executed the same as his/her free act and deed and by the authority granted him/her as Elders/Trustees of the Wingate Church of Christ.

Witness my hand and official seal, this the 21st day of September, 2023.

Notary Public

My Commission Expires: 8-31-27

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nathan Smith
Affiant

Subscribed and sworn to before me this 21st day of September, 2023.

Notary Public

My commission Expires: 8-31-27

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2023-130

True Copy Certification

I, Grace Tant, 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 the 21 day of September, 2023.

Affiant Signature

9/21/23

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 21 day of Sept., 2023.

Notary's Signature

My Commission Expires: 8-31-27

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY