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

Karen Johnson Davidson County
Batch# 1066007 DEEDQC
10/30/2023 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231030-0084577

# 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 its rights, title, and interests in the following described real property, to wit:

Parcel I & II - 4015 A & B Murphy Rd.Nashville, TN 37209 M&P 103080T00100CO and 103080T00200CO

Land in Davidson County, Tennessee, being Unit 4015A and 4015B on the Plan of Homes at 4015 Murphy Road, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230627-0048938, 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 Mandy Development, LLC, by virtue of that certain Warranty Deed dated June 21, 2022, and being of record at Instrument No. 20220628-0074684 in the Register's Office of Davidson County, Tennessee.

Parcel III & IV - 2321 A &B Carter Ave, Nashville, TN 37206 - M&P 083043L00100CO 083043L00200CO

Land in Davidson County, Tennessee, being Units 2321A and 2321B Homes at 2321 Carter Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 2321 Carter Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220110003318, and amended at First Amendment of record at Instrument No 20220512-0055062 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 2321 Carter Avenue, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220110003318 and amended at First Amendment of record at Instrument No 20220512-0055062, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Mandy Development, LLC, a Tennessee Limited Liability Company by 0.00 deed from Southgate Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220118-0006467 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 18, 2022.

Parcel V & VI - 2323 A & B Carter Ave, Nashville, TN, 37206 - M&P 083043M00100CO & 083043M00200CO

Land in Davidson County, Tennessee, being Units 2323A and 2323B as shown on the Plan attached to Declaration of Covenants, Conditions and Restrictions for Homes at 2323 Carter Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220512-0055061, 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 a portion of the same property conveyed to Mandy Development LLC, a Tennessee Limited Liability Company by Quit Claim deed from Southgate Development LLC, a Tennessee limited liability company of record in Instrument No. 20220118-0006467 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 18, 2022.

Parcel VII - 1521 F Jones Ave, Nashville, TN 37207 - M&P 071120M00600CO

Land in Davidson County, Tennessee, being Unit 1521F Jones Ave on the Plan of Homes at 1521 Jones Ave, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220613-0067246, 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 Mandy Properties, LLC, a tennessee Limited Liability Company,by virtue of that certain Quit Claim Deed dated October 6, 2023, and being of record at Instrument No. 20231011-0079721, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

IN TESTIMONY WHEREOF I/we have executed this instrument the 25 day of **October, 2023.**

**Mandy Development LLC**

member

**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 himselfto be a 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 as Member.

WITNESS my hand and official seal at office this 25 day of **October, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 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.

AFFIANT

SUBSCRIBED AND SWORN before me this the 25 day of **October, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 01/06/2025 DAVIDSON COUNTY

PROPERTY OWNER: **Mandy Properties LLC**
OWNER'S ADDRESS: 177 Breakneck Rd, Franklin Leaks, NJ 07417
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 10/25/23.

Holly A Mason
Affiant Signature

10/25/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of October, 2023.

Notary's Signature

(Notary Seal)

CARLA ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES ON
DAVIDSON COUNTY

My Commission Expires: 1-6-25