WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-P-23-203-2

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1067980 **DEEDWARR**
11/02/2023 02:03:49 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20231102-0085931

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mehmet Akif Eker	**CMG MORTGAGE INC. dba CMG Home Loans**	
(NAME)	(NAME)	**103-02-1D-003.00-CO**
203 Oceola Avenue Unit 2	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLAGE LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEHMET AKIF EKER, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 203A as set out, described, and depicted in the Declaration of Covenants, Conditions, and Restrictions for Oceola Drive Townhomes II, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20190723-0072275, and in Instrument No. 20200302-0023408, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the real property herein conveyed.

Being a portion of the same property conveyed to Nashvillage, LLC, a Nevada limited liability company by Warranty deed from Mark Hayes, married of record in Instrument No. 20190524-0049315 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 24, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190723-0072275 and Release of Declaration, Covenants, Conditions, and Restrictions for Oceola Drive Townhomes Instrument No. 20200116-0005941 and Instrument No. 20200302-0023408, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160111-0002647, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20211013-0137722 and in Instrument No. 20211013-0137723, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Oceola Avenue Unit 2, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 26 DAY OF OCTOBER, 2023.

Nashvillage LLC, a Nevada limited liability company

BY: _____
Tuncay Delibasi
Managing Member

STATE OF New York

COUNTY OF Onondaga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TUNCAY DELIBASI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of NASHVILLAGE LLC, A NEVADA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26 of October, 2023.

_____
Notary Public

My Commission Expires: _____
(SEAL)

GORDON W WOODS
Notary Public - State of New York
NO. 01WO6116390
Qualified in Madison County
My Commission Expires Sep 29, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212