Karen Johnson Davidson County
Batch# 1098584 DEEDQC
02/06/2024 02:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240206-0008408

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

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 Properties LLC** ("Grantor"), a Tennessee Limited Liability Company , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jones Villa A llc,** (Grantee), a Tennessee Limited Liability Company, all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit 1521A 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 by Quit Claim Deed dated October 6, 2023 of record at Instrument No 20231011-0079721 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 30 day of **January, 2024.**

Mandy Properties LLC

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 himself to be a Member of **Mandy Properties LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Mandy Properties LLC** by himself as Member.

WITNESS my hand and official seal at office this 30 day of **January, 2024.**

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 **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 30 day of **January, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

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

PROPERTY ADDRESS:	**1521 A Jones Ave, Nashville, TN 37207**
TAX PARCEL NO.:	**071120M00100CO**
PROPERTY OWNER:	**Jones Villa A llc**
OWNER'S ADDRESS:	**9005 Overlook Blvd, Brentwood, TN 37027**
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 ~~February~~ January 30, 2024.

Affiant Signature

2/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of February, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026