Karen Johnson Davidson County
Batch# 1105114 DEEDWARR
02/27/2024 04:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20240227-0013429

WARRANTY DEED

SHANNON GILBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2024.

Shannon Gilbert
Notary Public

MY COMMISSION EXPIRES: 8/21/27
(AFFIX SEAL)

File #24-PA-2285-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary O'Keefe (NAME)	**New Owner** (NAME)	**044 09 0C 228.00**
2285 Bayport Ave (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (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, **SUSAN B. LAINE, AN UNMARRIED PERSON, AND YETKIN OZKUCUR, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY O'KEEFE, UNMARRIED** 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 No. 228, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Susan B. Laine, unmarried and Yetkin Ozkucur, unmarried, as joint tenants with full rights of survivorship, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20230518-0037302, in the Register's Office of Davidson County, Tennessee, dated May 16, 2023 and recorded on May 18, 2023.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hanes Commercial Subdivision Section One, as recorded in Plat Book 6200, Page 73.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037385; as amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698; Instrument No. 20201203-0140753; Instrument No. 20210224-0022939; Instrument No. 20210825-0115036 and Attorney's Certificate recorded in Instrument No. 20200406-0036201.

*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091002-0091659 and Instrument No. 20091002-0091660.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190315-0023882 and Instrument No. 20210212-0020414.
*Easement for Highway Purposes, recorded in Book 4377, Page 391.
*Easement recorded in Book 5861, Page 693; Book 6274, Page 436; Book 6392, Page 453 and Book 8421, Page 436.
*Easement for Water Mains and Appurtenances, recorded in Book 11008, Page 297.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20011010-0110524; Instrument No. 20011010-0110526 and Instrument No. 20011010-0110528.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20190604-0053339 and Instrument No. 20230103-0000215.
*Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190723-0071867.
*Inspection And Maintenance Agreement For Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20210209-0018524.
*50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a Portion of Robinson Road and Industrial Drive, of record in Plat Book 6200, Page 73 and Portion of Gas Line Easement to be abandoned in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2285 Bayport Avenue, Old Hickory, TN 37138**.

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 26th day of February, 2024.

Susan B. Laine by _____, attorney in Fact
Susan B. Laine by John Bishop, ~~Attorney-In-Fact~~

Yetkin Ozkucur by _____, attorney in Fact
Yetkin Ozkucur by John Bishop, ~~Attorney-In-Fact~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2024, before me personally appeared John Bishop, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Susan B. Laine, as her Attorney-in-Fact, and acknowledged that such person (or persons) executed the instrument as the free act and deed of Susan B. Laine.

Witness my hand, at office, this 26th day of February, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2024, before me personally appeared John Bishop, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Yetkin Ozkucur, as his Attorney-in-Fact, and acknowledged that such person (or persons) executed the instrument as the free act and deed of Yetkin Ozkucur

Witness my hand, at office, this 26th day of February, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Mary Beth Hagan, 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 26, 2024.

Date

Affiant Signature

2-26-2024
Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 26 day of February, 2024.

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY