Karen Johnson Davidson County
Batch# 1114857 DEEDQC
03/25/2024 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240325-0020498

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, **Bolder Development LLC and Mandy Development LLC** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **O.I.C. Madison Square,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Common Area of Madison Square, A Horizontal Property Regime of Record at Instrument No. 20230125-0005773 and Amended at Instrument No. _____202403250020497_____ in Said Register's office, Tennessee.

Being the same property conveyed to Mandy Development LLC by Warranty Deed of record at Instrument No. 20231201-0092949 and Corrected Deed at Instrument No. 20240214-0010196 in Said Register's Office, Tennessee. BOLDER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed of record in Instrument No. 20220317-0031053, dated March 15, 2022, said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 22nd day of **March, 2024.**

Mandy Development LLC

By: Yildirim Yilmaz, Member

Bolder Development LLC

By: Sinan Dursun, Manager

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/herself to be **Member** of **Mandy Development** 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 **Mandy Development** by himself/herself as **Member**.

WITNESS my hand and official seal at office this 22nd day of **March, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Sinan Durson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Manager** of **Bolder Development LLC** the within named bargainer, and that he/she as such **Manager**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Bolder Development LLC** by himself/herself as **Manager**.

WITNESS my hand and official seal at office this 22nd day of **March, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 22nd day of **March, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

PROPERTY ADDRESS:	102 D Walker Street, **Madison, TN 37115**
TAX PARCEL NO.:	**042120E90000CO**
PROPERTY OWNER:	**O.I.C. Madison Park**
OWNER'S ADDRESS:	9005 Overlook Blvd Brentwood, TN 37027
MAIL TAX BILLS TO:	new owner

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 March 22, 2024.

Affiant Signature

3/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026