RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20084-24

Karen Johnson Davidson County
Batch# 1115218 DEEDWARR
03/26/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240326-0020985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day OF MARCH, 2024.

NOTARY PUBLIC

My commission expires: 1/25/26

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Serife Kurtulus-Arslan Cagil Deniz Arslan 2306 Abbey Rd. Cape Giraardeau, MO 63701	Same address as new owner	172-12-0D-022.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STACEY L. HARDING, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SERIFE KURTULUS-ARSLAN AND CAGIL DENIZ ARSLAN, A MARRIED COUPLE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B-12 on the Plan of Section One, The Town Center Homes at Lenox Village as shown in Exhibit B of the Supplemental Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property Known as the Town Center Homes, a horizontal property regime, of record in Instrument #20031212-0178492 (Incorrectly shown as #20031212-0158492 in previous deeds), Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stacey L. Harding, unmarried, from Christin L. Wood, unmarried, by Warranty Deed dated March 23, 2009 and recorded March 26, 2009 in Instrument #20090326-0027320, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **7003 Lenox Village Drive, Unit B12, Nashville, TN 37211**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20 day of March, 2024

GRANTOR(S)

Stacey L. Harding

STATE OF NEW ~~YORK~~ Jersey
COUNTY OF Bergen

Personally appeared before me, a Notary Public, Stacey L. Harding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of March, 2024.

Notary Public

Printed Notary Name Jerry G. Crapis

My commission expires: _____

Jerry G. Crapis Esq.
Attorney at Law
State of New Jersey

Tennessee Certification of Electronic Document

I, Summer Boxton 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 3/20/24 (date of document).

Summer Boxton
Affiant Signature

3/26/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th of March, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24