Karen Johnson Davidson County
Batch# 1122126 DEEDQC
04/12/2024 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240412-0026046

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** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **O.I.C. Madison Square,** (Grantee), all of his/her/their/its 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 a portion of the same property conveyed to MANDY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BOLDER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20231201-0092949, dated November 30, 2023, said Register's Office.

Being a portion of the same property conveyed to MANDY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BOLDER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240214-0010196, dated November 30, 2023, said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12th day of **April, 2024.**

Mandy Development LLC

By: Murat Verbay, Member

BOLDER DEVELOPMENT, LLC

By: Sinan Dursin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Murat Verbay, Member**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of **Mandy Development LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker by Signing the name of Mandy Development by himself as Member.

WITNESS my hand and official seal at office this 12th day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-2025

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 Dursin, 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 Sole Member of BOLDER DEVELOPMENT, LLC, the within named bargainor, a Delaware Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of BOLDER DEVELOPMENT, LLC by himself as Sole Member.

WITNESS my hand, at office, this 12th day of April, 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 12th day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address: 102 D Walker St, Madison TN 37115
Owner: O.I.C. Madison Square
Map and parcel: 042120E90000CO
Owners address and Address for Tax Bills: 9005 Overlook Blvd, Brentwood, TN 37027

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 Apr 12, 2024.

Affiant Signature

Date Apr 12, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of Apr, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026