Karen Johnson Davidson County
Batch# 1141199 DEEDQC
05/31/2024 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240531-0040494

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 Development LLC** ("Grantor"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mandy Development LLC,** (Grantee), a Tennessee limited liability company, all of its rights, title, and interests in the following described real property, to wit:

TRACT I: 1519 Jones Avenue, Nashville, TN 37207 - M&P: 07112012200
Land in Davidson County, Tennessee, being the westerly part of Lot No. 2 on the Plan of Victory Heights of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Jones Avenue at the corner of Lots 1 and 2; thence with the line between said lots eastwardly 52.8 feet to the northwest corner of the property conveyed to Bruce M. Carney of record in Book 1509, Page 30, Register's Office for Davidson County, Tennessee; thence with Carney's westerly line 70 feet more or less to the northerly margin of Chickasaw Avenue; thence with said Avenue westwardly 20 feet to the beginning of a curve; thence around said curve northwestwardly 40.61 feet to the easterly margin of Jones Avenue; thence with said Avenue 50 feet to the beginning.

TRACT II: 701 Chickasaw Ave, Nashville, TN 37207 M&P: 07112012300
Land in Davidson County, Tennessee, being the easterly part of Lot No. 2 on the Map of Victory Heights Subdivision of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Chickasaw Avenue at the common corner of Lots 2 and 3; thence with the line between said two lots northwardly 90 feet to the common corner of Lots 1 and 2; thence with the line between said two lots westwardly 150 feet to a point 52.8 feet east of the easterly margin of Jones Avenue; thence southwardly 70 feet more or less to the northerly margin of Chickasaw Avenue; thence with the northerly margin of said avenue eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Mandy Development LLC by Warranty Deed dated May 22, 2024 of record at Instrument No 20240524-0038791 in said Register's Office, Tennessee.

****The purpose of this deed is to create one contiguous map and parcel for all of Lot 2 on the Map of Victory Heights Subdivision.****

IN TESTIMONY WHEREOF I/we have executed this instrument the 31st day of May, 2024.

Mandy Development LLC

By: Murat Verbay, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Murat Verbay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **Mandy Development 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 the bargainer by himself as **Member**.

WITNESS my hand and official seal at office this 31st day of **May, 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 30th day of **May, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PROPERTY OWNER: **Mandy Development LLC**
OWNER'S ADDRESS: 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 May 31, 2024.

Affiant Signature

5/31/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

