Karen Johnson Davidson County
Batch# 1141262 DEEDWARR
05/31/2024 01:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240531-0040575

This document prepared by:	This transfer is exempt from transfer tax pursuant to: T.C.A. § 67-4-409(a)(1)(C)(vi).
Stacey K. Skillman Jackson Kelly PLLC 100 West Main Street, Suite 700 Lexington, Kentucky 40507	

Address of New Owners:	No Change in Tax Billing Information.	Tax Information:
Murat D. Tokad, Trustee, and Aysegul Tokad, Trustee 1738 Glen Echo Road Nashville, TN 37215		Map and Parcel No: 117152E00400CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MURAT DEMIRHAN TOKAD and AYSEGUL TOKAD, husband and wife** ("Grantors"), for the purpose of transferring the Grantors' entire ownership interest as co-tenants in a tenancy by entirety in the subject real property to revocable inter vivos (living) trusts established by the Grantors, have bargained and sold, and by these presents do transfer and convey equally unto **MURAT D. TOKAD, as Trustee of the Murat D. Tokad Revocable Trust dated January 27, 2023**, as amended and restated from time to time, **and AYSEGUL TOKAD, as Trustee of the Aysegul Tokad Revocable Trust dated January 27, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary ("Grantees"), and the Grantees' successors and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described in Exhibit A attached here and incorporated by reference ("the subject real property").

Being the same property conveyed to Murat Demirhan Tokad and Aysegul Tokad, husband and wife, by Warranty Deed dated May 24, 2023, from David Jeffrey Sillay and Autumn Rene Sillay, husband and wife, of record in Instrument No 20230525-0039384, Register's Office for Davidson County, Tennessee.

T.C.A. §35-15-510 shall apply to the subject real property, its proceeds, this conveyance, and the grantee trusts.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the subject real property here conveyed, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors do covenant with the Grantees that the Grantors are lawfully seized and possessed of the subject real property, have a good right to convey it, and the subject real property is unencumbered, unless otherwise set out here; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the subject real property to the Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of May, 2024.

MURAT DEMIRHAN TOKAD

AYSEGUL TOKAD

STATE OF Indiana

COUNTY OF Vanderburgh

SS:

NOTARY PUBLIC SEAL INDIANA

ANDREA M. RAFFERTY
Notary Public, State of Indiana
Vanderburgh County
Commission Number 0714810
My Commission Expires
June 27, 2026

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Murat Demirhan Tokad and Aysegul Tokad, with whom I am personally acquainted, and who acknowledged that they executed this instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2024.

Andrea M Rafferty
Notary Public
My Commission Expires: 6/27/2026

STATE OF Indiana
COUNTY OF Vanderburgh | SS:

I hereby swear or affirm that this transfer is exempt from recordation tax pursuant to Tennessee Code Annotated 67-4-409(a)(1)(C)(vi) because it is a transfer of real estate to revocable living trusts created by the same transferors.

Affiant

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

Andrea M. Rafferty
Notary Public
My Commission Expires: 6/27/2024

NOTARY PUBLIC SEAL INDIANA
ANDREA M. RAFFERTY
Notary Public, State of Indiana
Vanderburgh County
Commission Number 0714810
My Commission Expires
June 27, 2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No 1738, together with the appurtenant interest in the common elements of Homes at Glen Echo, a horizontal property regime with private elements established by Declaration in Instrument No 20190122-0006137, amended in Instrument No 20200812-0089559, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Murat Demirhan Tokad and Aysegul Tokad, husband and wife, by Warranty Deed dated May 24, 2023, from David Jeffrey Sillay and Autumn Rene Sillay, husband and wife, of record in Instrument No 20230525-0039384, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2024, prorated by the parties and assumed by the Grantees.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes at Glen Echo, of record in Instrument No. 20190122-0006317, amended in Instrument No. 20200812-0089559, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No 20190122-0006137, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Book 1424, page 52 and Instrument No 20180503-0042419, Register's Office for Davidson County, Tennessee.

6. 16 foot Shared Access Easement and Proposed Drive as shown on the Plan of record in Instrument No 20180503-0042419, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Storm Drainage and/or Appurtenances of record in Instrument No 20060315-0030034, Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181218-0123030, Register's Office for Davidson County, Tennessee.

9. Easement Agreement appearing as Instrument No 20200812-0089560, Register's Office for Davidson County, Tennessee.

This is improved property located at 1738 Glen Echo Road Nashville, TN 37215.

Certificate of Authenticity

I, Justin R. Johnson, 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.

Date

Affiant Signature

May 31, 2024
Date

State of Indiana
County of Vanderburgh

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

Notary's Signature

My Commission Expires: June 27, 2026
Date

Notary's Seal (if on paper)

ANDREA M. RAFFERTY
Notary Public, State of Indiana
Vanderburgh County
Commission Number 0748110
My Commission Expires
June 27, 2026

NOTARY PUBLIC SEAL INDIANA