Karen Johnson Davidson County
Batch# 1152379 DEEDQC
06/28/2024 11:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240628-0048693

Prepared by:
Perrone & Young
400 Sugartree Lane, #220
Franklin, TN 37064-3073
615 / 373.6910

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Baycora's LLC Attention: Leyla Baycora 3511 Richland Avenue, Unit A Nashville TN 37205	Same	**091-13-350** **8DA-47567**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater is $0.00.

Mildred Selman
AFFIANT

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Personally appeared before me, sworn to and subscribed before me this 21st day of June 2024.

PATRICIA R. YOUNG, Notary Public
My commission expires: April 11, 2026

To effect the transfer of the property herein to their Tennessee limited liability company, **Leyla Baycora**, **Fidan Baycora**, and **Kamil Ahmet Baycora**, tenants with each having a one-third (1/3) undivided interest as tenants in common (the "Grantors"), do hereby quitclaim and convey unto **Baycora's LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of their right, title, and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

BEING Tract No. 2 on the Paul Richarson property, Plat Book 5060, page 158, on the Resubdivision of a Tract of land belonging to Harold R. Richardson being a subdivision of the Cowden property described according to a survey by Charles Phillip Clinard surveyor dated May 1977, as follows:

BEGINNING at an iron pin in the southerly margin of Lenox Avenue at the common corner of tracts 1 and 2; thence with the margin of said Avenue, North 85 degrees East 291.31 feet to an iron pin at the beginning of a curve; thence around said curve southeasterly 39.95 feet to an iron pin in the westerly margin of Lellyett Street; thence with the margin of the same, South 3 degrees 27 min. East 206.52 feet to an iron pin at the beginning of a curve;

thence around said curve southwesterly 34.25 feet to an iron pin in the northerly margin of Neighborly Avenue; thence with the same, South 75 degrees 03' West 293.77 feet to an iron pin at the corner of Tracts 1 and 2; thence with the line between said two tracts North 5 degrees West 306.90 feet to the point of beginning.

BEING the same property conveyed by quitclaim deed dated February 16, 2023, to Layla Baycora, Fidan Baycora, and Kamil Ahmet Baycora, each having a one-third (1/3) undivided interest as tenants in common, from Leyla Baycora, Administrator of the Estate of Erol K. Baycora, deceased, Docket No. 21P1828, in the Second Circuit Court for Davidson County, Tennessee, recorded on February 16, 2023, as Instrument No. 20230216-0011473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year, any and all zoning regulations, building restrictions, setback lines, easements, and encumbrance of record, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS:

6001 LENOX AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this 26 day of June, 2024.

GRANTORS:

Leyla Baycora

LEYLA BAYCORA

Fidan Bayc

FIDAN BAYCORA

KAMIL AHMET BAYCORA

thence around said curve southwesterly 34.25 feet to an iron pin in the northerly margin of Neighborly Avenue; thence with the same, South 75 degrees 03' West 293.77 feet to an iron pin at the corner of Tracts 1 and 2; thence with the line between said two tracts North 5 degrees West 306.90 feet to the point of beginning.

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6001 LENOX AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this _____ day of June, 2024.

GRANTORS:

_____

LEYLA BAYCORA

_____

FIDAN BAYCORA

_____

KAMIL AHMET BAYCORA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Leyla Baycora**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of June 2024.

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PATRICIA R. YOUNG, Notary Public

My commission expires: April 11, 2026

STATE OF MA)
COUNTY OF Middlesex)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Fidan Baycora**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Watertown, MA, this 25 day of June 2024.

SHAWN S. KARIMI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
JULY 3, 2026

NOTARY PUBLIC

My commission expires: July 03, 2026

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Kamil Ahmet Baycora**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____, this ____ day of _____ 2024.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Leyla Baycora**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this ____ day of June 2024.

_____
PATRICIA R. YOUNG, Notary Public

My commission expires: April 11, 2026

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Fidan Baycora**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____, this ____ day of _____ 2024.

_____
NOTARY PUBLIC

My commission expires: _____

STATE OF SC)
COUNTY OF Charleston)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Kamil Ahmet Baycora**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at UPS, ~~Mt~~ Charleston, this 24 day of June 2024.

Susan Jean
_____
NOTARY PUBLIC

My commission expires: 3-27-33

TRUE COPY CERTIFICATION

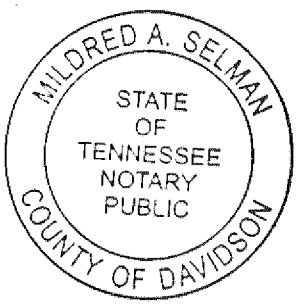
Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Quit Claim Deed**, dated **June 26, 2024** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **June 27, 2024**.

This 27th day of June 2024.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 27th day of June 2024.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027