Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
1735 Q

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

T-KEY-24-5003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2024.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1182144
09/16/2024 01:17:36 PM
Fees: $13.00 Taxes: $1,165.50

Davidson County
DEEDWARR
2 pgs

20240916-0071301

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mehmet A. Can **Huseyin Firatli**	SWBC Mtg.	
(NAME) **5003 Pearson Place**	(NAME) 9311 San Pedro, #100	**147 16 0 144.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY P. CRUNK, MARRIED AND MARK E. CRUNK, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEHMET A. CAN, AN UNMARRIED MAN AND HUSEYIN FIRATLI, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Tusculum Fields, as of record in Book 2330, Page 16, Register's Office for said County.

Said Lot No. 56 fronts 70 feet on the Westerly side of Pearson Place, and runs back between parallel lines, 196.4 feet to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Kinnard Perry Crunk and wife,E Betty Sue Redmond Crunk by Warranty Deed from William Thomas Trevatham and wife, Dorothy Ann Driver Trevatham of record in Book 3222, page 487, Register's Office for Davidson County, Tennessee, dated May 05, 1961 and recorded on May 05, 1961.

The said Kinnard Perry Crunk having since died on February 2, 2003. His interest in the subject property vested at his death in Betty Sue Redmond Crunk as surviving tenant by the entirety.

The said Betty Sue Crunk having since died testate on November 9, 2023. Her interest in the subject property vested at her death in Timothy Crunk and Mark Crunk as Devisees under the duly probated Last Will and Testament of Betty Sue Crunk in Docket Number 24P166 in The Seventh Circuit Court for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR MARK CRUNK.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter,not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2495, Page 365 and amended in Book 6616, Page 624, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Right of Way of Pearson Place.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5003 Pearson Place, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th DAY OF SEPTEMBER, 2024.

Timothy P. Crunk

Mark E. Crunk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY P. CRUNK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2024.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

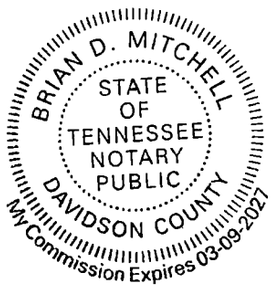


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK E. CRUNK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2024.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212