Return To
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 11524

WARRANTY DEED

Karen Johnson
Batch # 1242830
03/04/2025 11 06 42 AM
Fees $13 00 Taxes $2,127 50

Davidson County
DEEDWARR
2 pgs

20250304-0016160

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Serhat Cakar Songul Cakar	All Western Mtg.	14604001500
(NAME)	(NAME)	
4736 Timberhill Dr	8345 W. Sunset Rd #380	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Las Vegas, NV 89113	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*HUSBAND AND WIFE

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Delshad Omer and Nawroz Naji, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Serhat Cakar and Songul Cakar,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being ot no 796, on the plan of Section Thirteen, Caldwell Hall, of record in Plat Book 3300, Page 66, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Delshad Omer, by deed dated 3/16/2025, of record in Instrument No 20150317-0022629, Register's Office for Davidson County, Tennessee

Nawroz Naji joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 4736 Timberhill Dr , Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 28th day of February, 2025

X _____ X Nawroz Naji

Delshad Omer Nawroz Naji

State of Tennessee
County of Davidson

Personally appeared before me Delshad Omer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2025.

_____
Notary Public Salih Doski
My Commission Expires: 7-6-2026

SALIH DOSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me Nawroz Naji , with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 28th day of February, 2025.

_____
Notary Public Salih Doski
My Commission Expires: 7-6-2026

SALIH DOSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 17524