Karen Johnson Davidson County
Batch# 1265466 DEEDWARR
04/28/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20250428-0032660

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF DAVIDSON) 38595 The actual consideration or value, whichever is greater, for this transfer is: $695,000.00 Affiant Subscribed and sworn to before me, this 28 day of April, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Carly A. Hoke 5205 A Kentucky Avenue, Nashville, TN 37209	Send Tax Bills to: Fairway Independent Mortgage 4201 Marsh Lane Carrollton TX 75007	Tax Information: Tax Parcel ID No. 091 07 0 416.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AYLIN M. OZGNER, TRUSTEE OF THE AYLIN M. OZGENER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF AYLIN M. OZGENER DATED JUNE 8, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CARLY A. HOKE, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1108, Block 170, Plan No. 1 West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aylin Ozgener by deed from RA Homes, LLC, of record as Instrument No. 201606280065644, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aylin M. Ozgner, Trustee of The Aylin M. Ozgener Living Trust, established by the Revocable Trust Agreement of Aylin M. Ozgener dated June 8, 2015 by Deed dated July 25, 2016 from Aylin M. Ozgner, recorded July 28, 2016, in Instrument Number 201607280077550, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 5205 A Kentucky Avenue, Nashville, TN 37209

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2025.

THE AYLIN M. OZGENER LIVING TRUST

Aylin M. Ozgener

AYLIN M. OZGENER, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **AYLIN M. OZGENER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **THE AYLIN M. OZGENER LIVING TRUST**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 28th day of April, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 4-28-25 (date of document).

Affiant Signature

4-28-25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

