WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268492 DEEDWARR
05/05/2025 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $12,765.00
20250505-0034473

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 3,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Murat Demirhan Tokad and Aysegul Tokad	New Owner	Parcel ID: 132-14-0-025.00-000
(NAME) 839 Battery Lane	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Province Builders, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Murat Demirhan Tokad and Aysegul Tokad, wife and husband** 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:

Being Lot No. 4 on the Plan of H.G. Lowe's Subdivision, being a part of Lot 3 of the John Overton Estate of record in Plat Book 1424, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Province Builders LLC, By Warranty Deed from Trent David Henry, unmarried dated October 01, 2021 recorded October 05, 2021, of record as Instrument No. 20211005-0133631 Register's Office for Davidson County, Tennessee.

Order number - 2025-03-87

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 839 Battery Lane, Nashville, TN 37220

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 our hands this 29th day of April, 2025

Province Builders, LLC, a Tennessee Limited Liability Company

By:_____
John Swift, Member

STATE OF TENNESSEE
COUNTY OF DEKALB

Before me, Freeda Bartlett of the state and county mentioned, personally appeared John Swift, Member of Province Builders, LLC, 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 Member of Province Builders, LLC, the within named bargainor, a Limited Liability Company, and that such John Swift, Member of Province Builders, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 29th day of April, 2025.

Freeda Bartlett
Notary Signature
My commission expires: 3/6/29

FREEDA BARTLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Order number - 2025-03-87

Certificate of Authenticity

I, Amanda Maynor, 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

April 29, 2025.

Date

Affiant Signature

May 5, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **5** day of **May**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON