Karen Johnson Davidson County
Batch# 1278153 DEEDQC
05/27/2025 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250527-0041452

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

BLAKE BARKER
Notary Public - State of Florida
Commission # HH 400752
My Comm. Expires May 21, 2027

STATE OF FLORIDA)
COUNTY OF BREVARD)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 19 day of May, 2025.

Notary Public

My Commission Expires: 05/21/2027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Fevzi Ozdemir 832 Angela Avenue, Unit A Rockledge, Florida 32955	-SAME-	117 03 0B 161.00 CO

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Fevzi Ozdemir, Executor of the Estate of Ali Kaan**, deceased (the "decedent"), who died on July 24, 2020, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on January 29, 2025, and recorded under Docket Number 25P-68 in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto **Fevzi Ozdemir**, all right, title

and interest of the decedent and the decedent's estate in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19 day of May, 2025.

ESTATE OF ALI KAAN

By: _____
Fevzi Ozdemir, Executor

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Brevard)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fevzi Ozdemir, Executor of the Estate of Ali Kaan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of May, 2025.

_____ My Commission Expires: 05/21/2027
Notary Public

BLAKE BARKER
Notary Public - State of Florida
Commission # HH 400752
My Comm. Expires May 21, 2027

EXHIBIT A

Legal Description

Land located in Davidson County, Tennessee, being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-3 of The Villager Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 201, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ali Kaan by deed from Harry P. Stephenson, married, of record in instrument number 20020215-0020363, Register's Office for Davidson County, Tennessee.

Ali Kaan died on July 24, 2020, and devised his entire interest in the subject property to Fevzi Ozdemir by Last Will recorded Seventh Circuit Clerk's Office (Probate Division) on January 29, 2025, under Docket No. 25P-68.

This property is known as 2601 Hillsboro Road, Unit K-3, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 **May 19, 2025**.

May 27, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **27th** day of **May**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

