## WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298382 DEEDWARR
07/17/2025 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20250717-0056406

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00

Sarah Jary
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/15/2025.

Elizabeth J. Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 4937-25NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Fahri Pirhesin Seker** | New owner | 092-06-0-329.00 |
| 1481 Meegan Way | | |
| Elk Grove Village, IL 60007 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Jose David Garcia, an unmarried man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Fahri Pirhesin Seker and Roni Amedi and Kadri Niyazioglu, as tenants in common with rights of survivorship**

HEREINAFTER CALLED THE GRANTEE(S), 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 Part of Lot 66, on the Map of L. C. Thuss' Subdivision of part of Barrow Lands, of record in Book 547, Page 102, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning on the southerly margin of Booker Street at the northeasterly corner of the property conveyed to the State of Tennessee in Book 4120, Page 329, said Register's Office; thence with the State of Tennessee line, South 22 deg. 06' 53" West 27.37 feet; thence with the line between Lots Nos. 65 and 66, southerly 210.33 feet to an alley; thence Easterly 42.1 feet to another alley; thence with said alley Northerly 234 feet to the southerly margin of Booker Street; thence with the same Westerly 25.13 feet thereon.

Being a part of the same property conveyed to Magdalene Homes, LLC a non-profit limited liability company by Warranty Deed from Marilon J. Howard, unmarried dated July 2, 2004 and recorded July 28, 2004 in Instrument No. 20040728-0090358, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert P. Burton and wife, Henry E. Burton by Quitclaim Deed from Magadalene Homes, LLC, a Tennessee non-profit limited liability company dated June 14, 2011 and recorded June 20, 2011 in Instrument No. 20110620-0047001, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jose David Garcia by Quitclaim Deed from Robert P. Burton and wife, Henry E. Burton, dated June 10, 2015 and recorded June 11, 2015 in Instrument No. 20150611-0055286, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2905 Booker Street Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 15, 2025.

Jose David Garcia

Jose David Garcia

**STATE OF** Nevada

**COUNTY OF** Clark

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Jose David Garcia, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 15, 2025.

Carlos Pittman

Notary Public

My Commission Expires: 03/07/2029

Carlos Pittman
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-5441-01
Expires March 7, 2029

**File #: 4937-25NASH-TN**

Notarized remotely using audio-video communication technology via Proof.

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 15, 2025.

J. Carlton Drumwright

July 15, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 15, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY