This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1305967 DEEDWARR
08/05/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250805-0061836

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $470,000.00

Affiant Signature

Subscribed and sworn to before me on this the 4 Day of August 2025

Notary Public
My Commission expires 2/3/28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

NAME AND ADDRESS OF PROPERTY OWNER:
Firat Bakla
4721 Long Br
Antioch TN 37013

SEND TAX BILLS TO:
Firat Bakla
4721 Long Br
Antioch TN 37013

MAP AND PARCEL NUMBER: 148080B02500CO

WARRANTY DEED

25NT00961

Effective the 4 Day of August 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ayman Isaac Eskander, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Firat Bakla, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Lot No. 25 of Final Plat of Aldwych Village Phase 2, Section 2 of record in Plat Instrument No. 20210105-0002019, 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 Ayman Isaac Eskander from Elite Developments LLC, a Tennessee Limited Liability Company, by Warranty deed dated 04/25/2024 and recorded 04/26/2024 in Instrument No. 20240426-0030552, Register's Office of said County. Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

Being part of the same property conveyed to Elite Developments, LLC, a Tennessee Limited Liability Company, from Hee Kyung Shin by Warranty Deed dated September 14, 2018 and recorded on September 24, 2018, in Instrument No. 20180924-0094261, in the Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 4721 Long Br, Antioch, TN 37013-2700

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 4 day of August 2025

Ayman Isaac Eskander

Ayman Isaac Eskander

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ayman Isaac Eskander**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7 / 3 / 28 .

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 August 4 2025.

Affiant Signature

8/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of Aug 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY