Karen Johnson Davidson County
Batch# 1306461 DEEDQC
08/06/2025 02:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250806-0062521

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mandy Properties LLC** ("Grantor"), a Tennessee limited liability company, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Murat Verbay,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit No. B of The Cottages at 504 East Bend Drive, A Horizontal Property Regime with Private Elements, which is a planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for the Cottages at 504 East Bend Drive record in Instrument No. 20201006-0115505, 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 Mandy Properties LLC, a Tennessee limited liability company by Quitclaim Deed from M and Y Construction LLC, a Tennessee limited liability company of record in Instrument No. 20220926-0106456, Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 26, 2022.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6th day of **August, 2025.**

Mandy Properties LLC

By: Yildirim Yilmaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Yildirim Yilmaz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **Mandy Properties LLC**, and that he as such **Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Mandy Properties LLC**, in his capacity as **Member**.

WITNESS my hand and official seal at office this 6th day of **August, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.29

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MEMORIE WHITE

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and ~~information, the actual~~ consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 6th day of **August, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.29

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MEMORIE WHITE

PROPERTY ADDRESS:	**504 B E Bend Dr. Nashville, TN 37209**
TAX PARCEL NO.:	**091-13-1Q-002.00-CO**
PROPERTY OWNER:	**Murat Verbay**
OWNER'S ADDRESS:	**504 B E Bend Dr. Nashville, TN 37209**
MAIL TAX BILLS TO:	owner at property address

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 6, 2025.

Affiant Signature

8/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of August, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026