Karen Johnson
Batch # 1308885
08/12/2025 11:43:16 AM
Fees: $13.00 Taxes: $673.40
Davidson County
DEEDWARR
2 pgs
20250812-0064095

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

This Instrument Prepared By
and after Recording Return to:

Melrose Title Company, LLC
151 Major Reynolds Place, Suite 102
Knoxville, TN 37919
P: (865) 694-1400
File No.: 026804K

SEND TAX BILLS TO:
Sara Aaronson
197 Robin Hill Road
Nashville, TN 37205

OWNER AND ADDRESS:
Sara Aaronson
21 Vaughns Gap Rd. J155
Nashville, TN 37205

Tax ID No.: 129 15 0A 155.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $182,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of August, 2025.

Notary Public
My Commission Expires: 3-25-2029

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

WARRANTY DEED

THIS INDENTURE, made effective this 8th day of August, 2025 between

Kadin Zerrin Celepci, an unmarried woman,

hereinafter referred to as Grantor, and

Sara Aaronson, an unmarried woman,

hereinafter referred to as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all of the Grantor's right, title, and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit No. 155 together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed of record in Book 7091, page 302, Instrument No. 20071025-0126213, amended in Instrument No. 20080424-0042111, Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condo Site plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Kadin Zerrin Celepci, unmarried woman, by Special Warranty Deed from Ridley Wills, III a/k/a William Wills, III and Cumberland Trust and Investment Company, as Co-Executors of the Estate of Elizabeth Maddin Baylor, of record in Instrument No. 20230525-0039296, in the Register's Office of Davidson County, Tennessee, dated May 18, 2023, and recorded on May 25, 2023.

THIS CONVEYANCE is made subject to any and all applicable conditions, covenants, reservations, easements, charges, liens, leases, permissive use agreements, restrictions, and setback lines, including but not limited to those set out on the aforesaid subdivision plat, of record in said Register's Office, 2025 property taxes all subsequent years taxes and assessments, and to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THE CONVEYANCE.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the said Grantee, its heirs, successors, and assigns forever.

And said Grantor hereby covenants with said Grantee that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, except 2025 property taxes which are to be prorated between the parties hereto. The Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Kadin Zerrin Celepci

Kadin Zerrin Celepci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kadin Zerrin Celepci, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th of August, 2025.

April N. Bradley

Notary Public

My commission expires: 3-25-2029

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY