# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316669 DEEDWARR
08/29/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,669.29
20250829-0069521

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $991,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Carey T. Watts | SEND TAX BILLS TO: new owner | MAP/PARCEL NUMBER |
|---|---|---|
| (NAME) 803 Summit Oaks Ct | (NAME) | 128-15-0E-056.00-CO |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mandy Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Carey T. Watts**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 56 on the Plan of Final Plat, Phase I, Section 4, Still Springs Ridge, of record in Plat at Instrument No. 20230519-0037756, 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 a portion of the same property conveyed to Merko Investments LLC, a Texas Limited Liability Company by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee General Partnership Composed of Oakland Investments LTD, a Delaware Corporation and Trianon Developments LTD, a Delaware Corporation of record in Instrument No. 20180816-0081209 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 16, 2018.**

**Being the same property conveyed to Mandy Development LLC, a Tennessee limited liability company by Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company of record in Instrument No. 20241107-0086688 Register's Office for Davidson County, Tennessee, dated November 05, 2024 and recorded on November 07, 2024.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 803 Summit Oaks Ct. Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with 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 is 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 this 29th day of August, 2025.

**Mandy Development LLC**

**By: Yildirim Yilmaz, Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, 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 Development LLC the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Mandy Development LLC by himself as Member.

WITNESS my hand and official seal at office this 29th day of August, 2025.

Notary Public

My Commission Expires: 3·6·29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## 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 29, 2025.

Affiant Signature

8/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY