Karen Johnson Davidson County
Batch# 1322801 DEEDWARR
09/16/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,615.64
20250916-0073799

WARRANTY DEED

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $977,200.00

Karline Soto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF Sept, 20__

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Karline Soto	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
791 Summit Oaks Ct	791 Summit Oaks Ct.	128150E05300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 **Karline Soto**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 Nos. 53 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 the same property conveyed to Mandy Development, LLC, a Tennessee limited liability company, by virtue of that certain Warranty Deed dated December 12, 2024, and being of record at Instrument No. 20241216-0097596 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously 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.

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 791 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 15th day of September, 2025.

Mandy Development LLC

By: Yildirim Yilmaz, Member

STATE OF TN
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 Mandy Development, LLC and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Mandy Development, LLC, in his capacity as Member.

WITNESS my hand and official seal at office this 15th day of September, 2025.

Notary Public

My Commission Expires: 7-3-28

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

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 9/15/25.

Affiant Signature

9/15/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of Sept., 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

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