Karen Johnson Davidson County
Batch# 1341521 DEEDWARR
11/03/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251103-0087277

WARRANTY DEED

File No. CTO-2025-935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 12.19.28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan P. Lopez Huerta and Irene Marquez Huerta	United Wholesale Mortgage, LLC	
1405 Florence Avenue	700 South Blvd., East	034-13-0-118.00
Madison, TN 37115	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **OZKAN CAKIR, A SINGLE MAN,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **JUAN P. LOPEZ HUERTA, AND IRENE MARQUEZ HUERTA, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, forever, that 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. 40, Block "B", on the Map of Eastlawn, A Subdivision of Part of Edgemeade Farm, of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the Northerly side of Florence Avenue and runs back 149 feet on the East side and 169.7 feet on the West side to a line in the rear measuring 54.10 feet thereon.

Being the same property conveyed to Ozkan Cakir, a single man by Warranty Deed from William A. Brown III, a single man of record in Instrument No. 20230106-0001394 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 06, 2023.

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is improved___ unimproved____ property and believed to be known as: 1405 Florence Avenue, Madison, TN 37115 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 our hands this 27 day of October, 2025.

Ozkan Cakir

STATE OF KENTUCKY

COUNTY OF PULASKI

Before me, the undersigned Notary Public, personally appeared Ozkan Cakir, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this October 27, 2025.

Janice C. Green
Notary Public, ID KYNP82384
State at Large, Kentucky
My Commission Expires on Dec. 21, 2027

Janice C Green
Notary Public
My Commission Expires: 12/21/2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 28. 2025.

Affiant Signature

3rd day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028