Karen Johnson
Batch # 1346938
11/17/2025 10 13 55 AM
Fees $13 00 Taxes $573 50
Davidson County
DEEDWARR
2 pgs
20251117-0091302

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 251052611**

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2025.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Hoagey Family Revocable Living Trust<br>2020 Crencor Drive<br>Goodlettsville, TN 37072 | New Owner | Tax Parcel ID No.<br>117 03 0B 167.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fevzi Ozdemir, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Hoagey and Janice Hoagey, Trustees of the Hoagey Family Revocable Living Trust dated August 27th, 2025**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-9 of THE VILLAGER CONDOMINIUM APARTMENTS, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 201 and pursuant to Master Deed for Villager Condominium of record as Book 5434, Page 665, as corrected in Book 5487, Page 967, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium (600 sq. ft., one-bedroom unit).

Being the same property conveyed to Ali Kaan, by Quitclaim Deed from Anthony A. Rose, Executor of the estate of William A. Steele, III (Deceased), of record in Instrument No. 20141113-0104875, in the Register's Office of Davidson County, Tennessee, dated November 06, 2014, and recorded on November 13, 2014. The said Ali Kaan died on July 24, 2020, testate. See Probate Case No. 21P56, Davidson County Circuit Court.

Being the same property conveyed to Fevzi Ozdemir, by Executor's Quitclaim Deed from Fevzi Ozdemir, Executor of the Estate of Ali Kaan, deceased, of record in Instrument No. 20250527-0041453, in the Register's Office of Davidson County, Tennessee, dated May 19, 2025, and recorded on May 27, 2025.

Subject property is not and has never been the primary, marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page 154, as revised in Plat Book 5200, Page 201.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager Condominium of record in Book 5434, Page 665, as corrected in Book 5487, Page 967 and Rules and Regulations in Instrument No. 20090616-0055824.

This is improved property located at 2601 Hillsboro Pike Unit K-9 Nashville, TN 37212.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 12th day of November, 2025.

Fevzi Ozdemir

STATE OF Florida )
COUNTY OF Brevard )

[X] **By Physical Presence**
[ ] **Online Notarization**

**Produced as Identification:** Driver License

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

Witness my hand, at office, this 12th day of November, 2025

Patricia Arnaiz Chipoco
Notary Public

PATRICIA ARNAIZ CHIPOCO
Notary Public - State of Florida
Commission # HH 363186
My Comm Expires Mar 10, 2027
Bonded through National Notary Assn

My Commission Expires: 03/10/27