Karen Johnson Davidson County
Batch# 1357456 DEEDQC
12/12/2025 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251212-0099194

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:
3408 West End, LLC
3408 West End Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

Map & Parcel: 104-06-0-319.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Huseyin Ustunkaya**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **3408 West End, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the northerly side of West End Avenue and extends back between parallel lines 180 feet, more or less, to an alley.

In addition to said Lot No. 5, there is also conveyed hereby a 10-foot strip along the northeasterly side of Lot No. 6, which lot abuts along the southeasterly side of the subject property, said 10-foot strip to be in the form of a permanent perpetual easement that runs with the land for the purpose of ingress and egress to the subject property, and for the purpose of parking vehicles by persons using the subject property.

However, this conveyance is made subject to a 10-foot easement along the southwesterly side of said Lot No. 5 for the purpose of creating an easement for ingress and egress, making a total width of 20 feet for the full depth of both Lot No. 5 and Lot No. 6 from West End Avenue to the alley.

Being the same property conveyed to Huseyin Ustunkaya by Warranty Deed from Yilmaz Eryasa of record in Instrument No. 20111101-0084990, Register's Office for Davidson County, Tennessee, dated October 12, 2011 and recorded on November 01, 2011.

This is real property commonly known as 3408 West End Avenue, Nashville, Tennessee 37203.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of December, 2025.

Huseyin Ustunkaya

STATE OF TENNESSEE

COUNTY OF Rutherford

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

Witness my hand and seal, at office, this 12 day of December, 2025.

Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 12, 2025.

J. Carlton Drumwright

12/12/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 12/12/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY