Karen Johnson Davidson County
Batch# 1390527 DEEDQC
03/09/2026 04:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260309-0018725

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

BRIANNA V. NAGY
Notary Public - State of Florida
Commission # HH 640854
My Comm. Expires Feb 13, 2029

STATE OF FLORIDA)
COUNTY OF Brevard)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Fevzi Ozdemir
AFFIANT

Subscribed and sworn to before me this 12th **day of January 2026.**

Brianna V. Nagy
Notary Public

My Commission Expires: Feb 13, 2029

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Fevzi Ozdemir 832 Angela Avenue, Unit A Rockledge, Florida 32955	-SAME-	117 13 0B 119.00 CO

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Fevzi Ozdemir, Executor of the Estate of Ali Kaan**, deceased (the "decedent"), who died on July 24, 2020, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on January 29, 2025, and recorded under Docket Number 25P-68 in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto **Fevzi Ozdemir**, all right, title

and interest of the decedent and the decedent's estate in and to certain parcels of land in the State of Tennessee, **subject however to a life estate devised to Ulyssiea J. York, as below recited**, Being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

*The Grantor conveys to **Ulyssiea J. York**, during the term of her life, the exclusive right to use, occupy, hold, possess, and enjoy the said premises and all of the rents, issues, and profits accruing out of the said premises conveyed on Exhibit A, so long as she may live, and upon the death **Ulyssiea J. York**, the remainder to **Fevzi Ozdemir.***

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

WITNESS my hand this 3rd day of March, 2026.

ESTATE OF ALI KAAN

By: _____
Fevzi Ozdemir, Executor

STATE OF FLORIDA)
COUNTY OF Brevard)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fevzi Ozdemir, Executor of the Estate of Ali Kaan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of March, 2026.

Sandy Perez
Notary Public

My Commission Expires: Feb. 15, 2028

SANDY PEREZ
Notary Public - State of Florida
Commission # HH 493377
My Comm. Expires Feb 15, 2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. H-8, Parcel No. 119, of the Villager Condominiums of record in Book 5200, Page 201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to all matters of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

Subject to all matters in a Master Deed of record in Book 5434, Page 665 and Book 5487, Page 967, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Alexander Steele by Successor Trustee's Deed of Record in Book 10448, Page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ali Kaan, unmarried, from William Alexander Steele by deed of Record in Book 11417, Page 8, Register's Office for Davidson County, Tennessee.

Ali Kaan died on July 24, 2020, and devised his entire interest in the subject property to Fevzi Ozdemir by Last Will recorded Seventh Circuit Clerk's Office (Probate Division) on January 29, 2025, under Docket No. 25P-68.

This property is known as 2601 Hillsboro Road, Unit H-8, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 12, 2026.

03/09/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

