WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404275 DEEDWARR
04/10/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20260410-0029116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE
TENNESSEE
NOTARY
PUBLIC
MEMORIE WHITE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mandy Development LLC, a Limited Liability Company	New owner	
(NAME)	(NAME)	128-15-0D-049.00-CO
9005 Overlook Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Merko Investments LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mandy Development LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 No. 49 on the Plan of Final Plat Phase 1, Section 3 Still Springs Ridge, of record in Plat at Instrument No. 20220815-0092447, 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 a portion of the same property 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, TN, and all other matters of record, including all items set out on any applicable plat of record.

775 Summit Oaks Ct., Nashville, TN 37221

unimproved _
This is improved x property, known as

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 8th day of April, 2026.

Merko Investments LLC, a Texas Limited Liability Company

By: _____
Alp Tekin Yilmaz, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public of said County and State, personally appeared (via audio/video communication) Alp Tekin Yilmaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of Merko Investments LLC the within named bargainer, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Merko Investments LLC by himself/herself as Sole Member.

Witness my hand and seal, at office in Murfreesboro, TN, this 8th day of April, 2026.

_____
Notary Signature

Notarized online using audio-video communication

My commission expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

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 3/30/26.

Affiant Signature

4/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of April, 20 26

Jacqueline G Brown
Notary's Signature

my commission expires 11-5-29 (Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON