WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443217 DEEDWARR
07/08/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20260708-0061494

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 9 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MELODIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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 (NAME)	New Owner (NAME)	
4005 Overlook Blvd (ADDRESS)	(ADDRESS)	128-15-0E-063.00-CO
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 Tennessee 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, 63, on the Plan of Final Plat, Phase I, Section 4, Still Springs Ridge of record in Plat at Instrument No. 20230519-0037756, 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 deed of record in Instrument No. 20180816-0081209 Register's Office for Davidson County, Tennessee.

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 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. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved x
This is improved property, known as 831 Summit Oaks Court, Nashville, TN 37221

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 2nd day of July, 2026.

Merko Investments LLC, a Texas Limited Liability Company

By: _____

Alp Tekin Yilmaz, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Matt Deckard, a notary public, of the state and county mentioned, 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 such person to be Sole Member of Merko Investments LLC, the within named bargainor, a Texas Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Merko Investments LLC as Sole Member.

Witness my hand and seal, at office in Murfreesboro, TN, this 2nd day of July, 2026.

Notarized online using audio-video communication technology

_____

Notary Signature

My commission expires: 05/16/2027



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 7/2/26.

Affiant Signature

7/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of July, 20 26

Notary's Signature

Commission Expires 11-5-2029

(Notary Seal)

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