Karen Johnson Davidson County
Batch# 1451536 DEEDWARR
07/24/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,926.81
20260724-0067711

WARRANTY DEED

STATE OF Pennsylvania
COUNTY OF Chester
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,061,300 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 06/04/2027
(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
ANTWAN MCKOY-HARRIS - Notary Public
Chester County
My Commission Expires June 4, 2027
Commission Number 1352485

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
Matthew Thomas Early and Kristen Malonoski Early	New owner	
(NAME)	(NAME)	128-15-0D-052 00-CO
787 Summit oaks Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Mandy Development LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Matthew Thomas Early and Kristen Malonoski Early, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 52 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 Triannon Development 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.

Being the same property conveyed to Mandy Development LLC, a Tennessee Limited Liability Company by Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company of record in Instrument No. 20250918-0074613 Register's Office for Davidson County, Tennessee, dated September 17, 2025 and recorded on September 18, 2025.

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 _
This is improved x property, known as 787 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 23rd day of July, 2026.

Mandy Development LLC, a Tennessee
Limited Liability Company

By:_____
Yildirim Yilmaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, A notary public, of the state and county mentioned, personally appeared Yildirim 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 a Member of Mandy Development LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Mandy Development LLC as Member.

Witness my hand and seal, at office in Nashville, TN this 23rd day of July, 2026.

Notary Signature

My commission expires:_03/06/2029

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7-23-24.

Date

Affiant Signature

7-24-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

