Karen Johnson Davidson County
Batch# 1467710 DEEDWARR
09/03/2026 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260903-0081685

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-41990-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of Aug, 2026

NOTARY PUBLIC

My commission expires: 05-29-2030

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mehmet Alatas 7036 Wikle Rdw Brentwood, TN 37027	Same address as new owner	119-14-0-150

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JUAN YURI ROMERO DEL AGUILA, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MEHMET ALATAS, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 in Block C on the Plan of Part One of Woodbine Courts, of record in Book 1130, page 39, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Juan Yuri Romero del Aguila, a single man, from Anna Hatch, an unmarried person, by Warranty Deed dated May 31, 2023 and recorded June 6, 2023 in Instrument #20230606-0042891, said Register's Office.

Being the same property conveyed to Anna M. Higginbotham, unmarried, from J. Bryan McPherson and wife, Rosemary M. McPherson, by Warranty Deed dated July 15, 2005 and recorded July 20, 2005 in Instrument #20050720-0084401, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2906 Dobbs Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of August, 2026

GRANTOR(S)

Juan Yuri ~~Romero del~~ Aguila

STATE OF ~~TENNESSEE~~ SC
COUNTY OF Beaufort

Personally appeared before me, a Notary Public, Juan Yuri Romero del Aguila, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of Aug, 2026.

Notary Public

Jeremy T McDonnell
Printed Notary Name

JEREMY T MCDONNELL
Notary Public, State of South Carolina
My Commission Expires
03/10/2027

My commission expires: 3/10/27

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 28, 26 (date of document).

Jennifer Pennell

Aug 28, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 28, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal