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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Preserve Title Company LLC GF# 040927

Date: October 8, 2021

Grantor: **KEITH A. COURTNEY and VICKI COURTNEY**

Grantor's Mailing Address: 1414 County Rd. 132A
(including county) Kingsland, TX [redacted] **County, TX** 78639

Grantee: **MEHMET ENRE SAHIN and AYSEGUL SAHIN**

Grantee's Mailing Address: **8915 Spicebrush Dr.**
(including county) **Austin, Travis County, TX 78759**

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration and a note of even date in the principal amount of **One Million Three Hundred Seventy-Six Thousand and no/100** DOLLARS (**$1,376,000.00**) executed by Grantee payable to the order of **PNC BANK, N.A.**. The note is secured by a vendor's lien retained in favor of **PNC BANK, N.A.** in this deed and by a deed of trust of even date from Grantee to **MIDDLEBERG, RIDDLE AND GIANNA**, Trustee.

Property (including any improvements):

Lot 11, GREAT HILLS XXVI, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 91, Page 295, Plat Records, Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property .

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

PNC BANK, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of **PNC BANK, N.A.** and are transferred to that party without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

Keith A. Courtney
KEITH A. COURTNEY

Vicki Courtney
VICKI COURTNEY

THE STATE OF TEXAS }
COUNTY OF Travis

(Acknowledgment)

This instrument was acknowledged before me on the 08 day of October, 2021,

by **KEITH A. COURTNEY**

Notary Public: check the appropriate box - and **only one box** – as applicable to this notarial act:

☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.

☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

KAREN S. COOK
Notary Public, State of Texas
Notary ID# 13020819-4
My Commission Expires
APRIL 30, 2023

Karen Cook
Notary Public, State of Texas

Karen Cook
Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS }
COUNTY OF Travis

(Acknowledgment)

This instrument was acknowledged before me on the 08 day of October, 2021,

by **VICKI COURTNEY**

Notary Public: check the appropriate box - and **only one box** – as applicable to this notarial act:

☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.

☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

KAREN S. COOK
Notary Public, State of Texas
Notary ID# 13020819-4
My Commission Expires
APRIL 30, 2023

Karen Cook
Notary Public, State of Texas

Karen Cook
Notary's Name (printed)

Notary's commission expires

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
Jan 27, 2022 04:17 PM Fee: $30.00
2022016889
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CORRECTION AFFIDAVIT TO WARRANTY DEED

GF070727

Buyer: Mehmet Emre Sahin and Aysegul Sahin

Legal Description of Recorded Document:

Warranty Deed dated October 8, 2021, executed by Keith A. Courtney and Vicki Courtney filed for record on October 12, 2021 under Clerk's File Number 2021227507, Official Public Records of Travis County, Texas; and

This Correction Affidavit is being filed to correct the spelling of the buyers name to Mehmet Emre Sahin.

We have given Notice of the Correction of the Original Documents to all parties involved.

Affiant on Oath swears that the above statement(s) are true and within the personal knowledge of Affiant. We are making this Affidavit as a Correction Instrument pursuant to the Section 5.029 of the Texas Property Code.

Executed this 27th day of January, 2022

By: Karen Cook

Escrow Officer: Karen Cook
Preserve Title Company

State of Texas
County of Travis

This instrument was acknowledged before me in the 27th day of January 2022, by Karen Cook, Escrow Officer of Preserve Title Company.

NOTARY PUBLIC STATE OF TEXAS
SUSAN CHAMBERS
Notary Public, State of Texas
Comm. Expires 05-12-2025
Notary ID 7038626

Notary Public