WARRANTY DEED

Bill Garrett Davidson County
Batch# 94653 DEEDWARR
05/21/2018 10:28:05 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50

20180521-0048296

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mukhtar Siddiqi	NEW OWNER	149020A02600; 149020A09600
(NAME)	(NAME)	
4021 Woodlawn Pike		149020A10000; 149020A03000
(ADDRESS)	(ADDRESS)	
Knoxville,TN 37920		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jenny Kemala and Ahad S. Nasab AKA Ahad Sedghi Nasab, married to each other**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mukhtar Siddiqi**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot Nos. 26A, 26B, 30A and 30B, on the Plan of Zone Lot Division Lots 23, 24,25,26,27,28,29,30,31 & 32, Piccadilly Square, Phase I, of record in Plat Book 6250, Page 468, which amends Plat Book 5200, Pages 720-722, (erroneously referenced Zone Lot Division Lots 21 through 32 in prior deeds as to Parcel 149020A02600), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

1029 Regents Park Circle:

Being the same property conveyed to Jenny Kemala by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 03/22/2012, recorded on 04/02/2012 of record in Instrument No. 20120402-0027620, in the Register's Office for Davidson County, Tennessee. (As to Parcel 149020A02600).

1031 Regents Park Circle:

Being the same property conveyed to Ahad S. Nasab, a married man by Warranty Deed from Samuel W. Boshra and Ingi Soliman, husband and wife, dated 04/30/2008, recorded on 05/08/2008 of record in Instrument No. 20080508-0047886, in the Register's Office for Davidson County, Tennessee. (As to Parcel 149020A09600).

1032 Regents Park Circle:

Being the same property conveyed to Ahad Sedghi Nasab, married by Warranty Deed from Patsy G. Tatum and husband, Larry F. Tatum, dated 03/22/2005, recorded on 03/29/2005 of record in Instrument No. 20050329-0033555, in the Register's Office for Davidson County, Tennessee. (As to Parcel 149020A10000).

1034 Regents Park Circle:

Being the same property conveyed to Ahad Sedghi Nasab, married by Warranty Deed from Patsy G. Tatum and husband, Larry F. Tatum, dated 03/22/2005, recorded on 03/29/2005 of record in Instrument No. 20050329-0033546, in the Register's Office for Davidson County, Tennessee. (As to Parcel 149020A03000).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 468, which amends Plat Book 5200, Pages 720-722, in the Register's Office for Davidson County, Tennessee
Covenants, conditions, easements and restrictions of record in Book 6236, Page 683, Amendment to Declaration of record in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, re-recorded of record in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 190, Articles of Incorporation of Piccadilly Square Homeowners Association of record in Book 7288, Page 963, Amendment of record in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, Amendment to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6300, Page 431, Amendment to Information Brochure for Piccadilly Square Homeowners Association of record in Book 6295, Page 596, Book 6295, Page 602, Book 6300, Page 439, Document of Clarification of record in Book 6830, Page 739, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6355, Page 322, in the Register's Office for Davidson County, Tennessee.
Installment Deed of record in Book 854, Page 73, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6331, Page 481, in the Register's Office for Davidson County, Tennessee.
Common area Quitclaim Deed of record in Book 6236, Page 680, Deed of Correction of record in Book 6295, Page 503, in the Register's Office for Davidson County, Tennessee.
Grant of Utility Easement of record in Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee.
Joint Driveway Easement of record in Book 6441, Page 208, in the Register's Office for Davidson County, Tennessee.
Additional Open Space of record in Book 6496, Page 99, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 6530, Page 819, Book 6846, Page 606, Book 6846, Page 653, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 7778, Page 366, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Mill Creek, as much as thereon may flow, from time to time, (As to parcels 149020A10000 and 149020A03000).

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1029.1031 Regents Park Circle, Antioch, TN 37013
1032,1034 Regents Park Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 15th day of May, 2018.

Jenny Kemala

Ahad S. Nasab AKA Ahad Sedghi Nasab

State of Tennessee
County of Williamson

Personally appeared before me Jenny Kemala and Ahad S. Nasab AKA Ahad Sedghi Nasab, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027