This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3329A

Karen Johnson Davidson County
Batch# 184689 DEEDWARR
01/16/2019 12:10:30 PM 5 pgs
Fees: $28.00 Taxes: $366.30
20190116-0004597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2019

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mukhtar Siddiqi 4021 Woodlawn Pike Knoxville TN 37920	New Owner	149-02-0A-023.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michele G. Dowdy, Successor Trustee of Doretha L. Greene Living Trust, dated 9/6/95, Kamaria Dowdy, as beneficiary of the Doretha L. Greene Living Trust dated 9/6/95 and Jamal Dowdy, AKA Ronald Jamar Dowdy, as beneficiary of the Doretha L Greene Living Trust, dated 9/6/95**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mukhtar Siddiqi, a married man**, hereinafter called the Grantee(s), his/her/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. 23-A, Zone Lot Division, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, Piccadilly Square, Phase I, as shown on survey and plat of record in Book 5200, pages 720, 721 and 722; as amended in Book 6250, page 468, Register's Office for Davidson County, Tennessee, to which plan and amendment reference are hereby made for a more complete and accurate description of said property.

Being a portion of the property conveyed to Doretha L. Greene, Trustee of the Doretha L. Greene Living Trust, dated 9/6/95 by Quitclaim Deed from Doretha L. Greene, unmarried, dated October 30, 1995, recorded January 26, 1996, of record in Book 9928, page 294, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1017 Regents Park Circle, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2019.

GRANTOR:

Doretha L. Greene Living Trust, dated 9/6/95

By: _____
Michele G. Dowdy, Successor Trustee

By: _____
Kamaria Dowdy, Beneficiary

By: _____
Jamal Dowdy AKA Ronald Jamar Dowdy, Beneficiary

STATE OF FLORIDA
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michele G. Dowdy, Successor Trustee of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

GREGORY J. DAVIS
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #GG47590
My Commission Expires 11/15/2020

_____
Notary Public
My Commission expires: 11/15/20

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kamaria Dowdy, benefciary of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

_____
Notary Public
My Commission expires: _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamal Dowdy AKA Ronald Jamar Dowdy, benefciary of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

_____
Notary Public
My Commission expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2019.

GRANTOR:

Doretha L. Greene Living Trust, dated 9/6/95

By: _____
Michele G. Dowdy, Successor Trustee

By: _____
Kamaria Dowdy, Beneficiary

By: _____
Jamal Dowdy AKA Ronald Jamar Dowdy, Beneficiary

STATE OF FLORIDA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michele G. Dowdy, Successor Trustee of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

_____
Notary Public
My Commission expires: _____

STATE OF Georgia
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kamaria Dowdy, benefciary of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

AMANDA MCBOWAN NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires July 24, 2020

_____
Notary Public
My Commission expires: 7/24/20

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamal Dowdy AKA Ronald Jamar Dowdy, benefciary of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

_____
Notary Public
My Commission expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2019.

GRANTOR:

Doretha L. Greene Living Trust, dated 9/6/95

By: _____
Michele G. Dowdy, Successor Trustee

By: _____
Kamaria Dowdy, Beneficiary

By: _____
Jamal Dowdy AKA Ronald Jamar Dowdy, Beneficiary

STATE OF FLORIDA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michele G. Dowdy, Successor Trustee of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

_____
Notary Public
My Commission expires: _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kamaria Dowdy, benefciary of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

_____
Notary Public
My Commission expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamal Dowdy AKA Ronald Jamar Dowdy, benefciary of Doretha L. Greene Living Trust, dated 9/6/95, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21

201901160004597

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY