Karen Johnson Davidson County
Batch# 277056 DEEDWARR
08/28/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20190828-0086517

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

David Dwayne Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0584

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mukhtar A. Siddiqi	OWNER	Map: 149020A09400CO and 149020A02400CO
(NAME) 4021 Woodlawn Pike	(NAME)	
(ADDRESS) Knoxville, TN 37920	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID DWAYNE SMITH, SUCCESSOR TRUSTEE OF THE E. AND L. SMITH FAMILY TRUST, DATED DECEMBER 7, 1992,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUKHTAR A. SIDDIQI, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map/Parcel: 149020A02400CO aka 1021 Regents Park Circle - Antioch, TN 37013

Land in Davidson County, Tennessee, BEING Lot No. 24-A on the Plan for the Zone Lot Division of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, Piccadilly Square, Phase I, of record in Plat Book 6250, Page 468, amending Plat Book 5200, Pages 720-722, 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 the same property conveyed to E& L Smith Family Trust dated December 7, 1992, Elliot D. Smith and Lorraine W. Smith, Trustors and Trustees, by Trust Transfer By Quitclaim Deed from Elliot D. Smith and wife, Lorraine W. Smith, of record in Book 10548, Page 151, dated July 29, 1997, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Elliot D. Smith and wife, Lorriane W. Smith by deed from Monica M. Pellegrino and Carolyn Gail Pellegrino, of record in Book 9628, Page 365, dated June 24, 1994, said Register's Office.

Map/Parcel 149020A09400CO aka 1023 Regents Park Circle - Antioch, TN 37013

Land in Davidson County, Tennessee, BEING Lot No. 24-B on the Plan for the Zone Lot Division of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, Piccadilly Square, Phase I, of record in Plat Book 6250, Page 468, amending Plat Book 5200, Pages 720-722, 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 the same property conveyed to E& L Smith Family Trust dated December 7, 1992, Elliot D. Smith and Lorraine W. Smith, Trustors and Trustees, by Trust Transfer Quitclaim Deed from Elliot D. Smith and wife, Lorraine W. Smith, of record in Book 10548, Page 149, dated July 29, 1997, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Elliot D. Smith and wife, Lorriane

365, dated June 24, 1994, said Register's Office.

Being the same property conveyed to E & L Smith Family Trust dated December 7, 1992, Elliot D. Smith and Lorraine W. Smith, Turstors and Trustees, by deed from Elliot D. Smith and wife, Lorraine W. Smith, of record in Book 10548, Page 151, dated July 29, 1997, Register's Office for said County. The said Elliot D.Smith died August 2, 2002 and Lorraine W. Smith died September 1, 2018. The said David Dwayne Smith was appointed Successor Trustee of the Smith Family Trust in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 19-P-321.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 468, amending Plat Book 5200, Pages 720-722, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6331, Page 481, Book 6530, Page 823 and Book 7389, Page 189, said Register's Office; (4) Water Main Easement of record in Book 7389, Page 213 and Book 7883, Page 280, said Register's Office; (5) Shared Wall Agreement of record in Book 9628, Page 368, said Register's Office; (6) Information Brochure of record in Book 6236, Page 726, amended in Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439, said Register's Office; (7) Charter for Homeowner's Association of record in Book 7288, Page 963, said Register's Office; (8) Articles of Incorporation of Charter for HOA of record in Book 6236, Page 703, amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423 and Book 7288, Page 964, said Register's Office; (9) Power Line Easement of record in Book 6298, Page 491, said Register's Office; (10) Restriction of record in Book 6355, Page 322, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683, Book 6236, Page 730, amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 184, Book 6518, Page 190, Book 6830, Page 739, Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1021 & 1023 Regents Park Circle, Antioch, TN 37013
(House No.) (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 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 our hands this 27th day of August, 2019.

E. and L. Smith Family Trust, dated December 7, 1992

BY: David Dwayne Smith
David Dwayne Smith
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Dwayne Smith, Successor Trustee of the E. and L. Smith Family Trust, dated December 7, 1992, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Successor Trustee, of the E. and L. Smith Family Trust, dated December 7, 1992, and that he as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of David Dwayne Smith, as Successor Trustee.

Witness my hand and official seal this 27th day of August, 2019.

My commission expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.