Karen Johnson Davidson County
Batch# 601382 DEEDWARR
03/26/2021 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $851.93
20210326-0040233

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED THIRTY THOUSAND TWO HUNDRED FIFTY AND 00/100 (230,250.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of March, 2021. Notary Public MY COMMISSION EXPIRES: March 7, 2023 (AFFIX SEAL)

SETH CLINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ayshawn Sidiqyar, a married man (NAME)	**NEW OWNER** (NAME)	**105 14 01 041.00**
803 Hillview Heights, 206, Nashville, TN 37204 (ADDRESS)	**2047 Upland Drive Franklin, TN 37067** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of March, 2021, the undersigned, **SHERRY L. REYNOLDS, A SINGLE WOMAN AND MADELYN REYNOLDS, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **AYSHAWN SIDIQYAR, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE,** having an address of **803 Hillview Heights, 206, Nashville, TN 37204** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 41, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Sherry L. Reynolds and Madelyn N. Reynolds, as joint tenants with rights of survivorship, by Quitclaim Deed from Two Nashville Natives, LLC, a Tennessee limited liability company, of record in Instrument No. 20200617-0063250, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on June 17, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 25th day of March, 2021.

GRANTOR: Sherry L. Reynolds

GRANTOR: Madelyn Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sherry L. Reynolds**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of March, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp 09-07-2021 COUNTY OF DAVIDSON

Notary Public

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Madelyn Reynolds**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of March, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp 09-07-2021 COUNTY OF DAVIDSON

Notary Public

My Commission Expires

202103260040233

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

