WARRANTY DEED

Karen Johnson Davidson County
Batch# 631431 **DEEDWARR**
05/07/2021 10:25:03 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20210507-0061529

J-SB-RB-21-622-620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mukhtar Siddiqi	**New Owner**	
(NAME)	(NAME)	
P.O.Box 1027		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37011		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT C. BRADLEY, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUKHTAR SIDDIQI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 155 on the Plan of Brook-View-Estates, Section 2, of record in Plat Book 4460, Page 163, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Bradley, Jr. and Francisco Contreras, as tenants in common with right of survivorship, by Quitclaim Deed from Robert C. Bradley, Jr., by and through K. Thomas Sidwell, Trustee, recorded September 29, 2004 in Instrument No. 20040929-0117295, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C. Bradley, Jr. by Warranty Deed from Stephen W. Garton and wife, Ila Bell Garton recorded September 2, 1997 in Book 10589, Page 695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **620-622 Amelia Drive, Antioch, Tennessee 37013**.

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF APRIL, 2021.

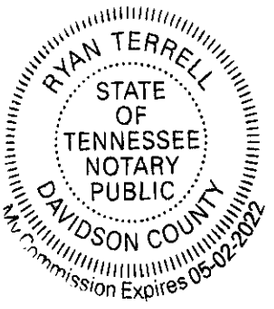
Robert C. Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. BRADLEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212