Karen Johnson Davidson County
Batch# 634875 DEEDWARR
05/12/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210512-0064297

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2742

STATE OF California
COUNTY OF Riverside

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2021

Notary Public

Commission Expires: 8/11/2022

KATHY P. CANTRELL
COMM. #2253642
Notary Public · California
Riverside County
My Comm. Expires Aug. 11, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ayshawn Sidiqyar 210 North 9th Street #1 Nashville, TN 37206	New owner 2047 Upland Drive Franklin, TN 37067	082-12-0Q-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bryla Investments LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ayshawn Sidiqyar, a married man

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:

Land situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 210 N. 9th Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170123-0007096, and amended in Instrument No. 20200428-0044419, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua Easterly, a married man by Warranty deed from Jan L. Watson of record in Instrument No. 20180522-0048916 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 22, 2018. (Value of consideration shown in aforementioned deed $260,000.00.)

Being the same property conveyed to Bryla Investments, a Tennessee Limited Liability Company by Quitclaim Deed from Joshua Easterly, a married man of record in Instrument No. 20180625-0060925 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 25, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 210 North 9th Street, Unit 1, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 North 9th Street #1, Nashville, TN 37206

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 so 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.

Dated this the 10th day of May, 2021.

Bryla Investments LLC, a Tennessee Limited Liability Company

By: _____
Josh Easterly, sole member

STATE OF California
COUNTY OF Riverside

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Josh Easterly, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of Bryla Investments LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sole Member.

Witness my hand and official seal at ~~10:02AM~~ 11:02AM this 10th day of May, 2021.

KATHY P. CANTRELL
COMM. #2253642
Notary Public · California
Riverside County
My Comm. Expires Aug. 11, 2022

Notary Public
My Commission Expires: 8/11/2022

(Notary Seal)

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23