FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 686546 DEEDWARR 07/29/2021 01:29:30 PM 3 pgs Fees: $18.00 Taxes: $758.50 20210729-0102253	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **205,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS DEARINGER 07/29/2021 Notary Public MY COMMISSION EXPIRES: 05/05/25 (AFFIX SEAL)

SETH DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

File #21-3866

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vladislav Aviditskiy	**New Owner**	142-05-0B-219.00
(NAME) **810 Bellevue Road #219**	(NAME)	
(ADDRESS) **Nashville, TN, 37221**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Belal Sidiqyar and Khadeejah Sidiqyar, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vladislav Aviditskiy,** 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:

Being Building No. 33, Unit No, 219, and Garage No. 3 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book in Book 4675, Page 128-130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086,

Page 80, Book 5259, Page 5, Book 6237, Page 633, Book 6335, Page 723, Book 6535, Page 724, and Book 6874, Page 354, said Register's Office, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, said Register's Office.

Being the same property conveyed to Belal Sidiqyar and wife, Khadeejah Sidiqyar by Deed dated October 18, 2017 from Terrance G. Wilke, recorded October 20, 2017, in Instrument Number 20171020-0107494, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 319 Bellevue Road, Unit 219, Nashville, TN 37221
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 27th day of July, 2021.

Belal Sidiqyar

Khadeejah Sidiqyar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Belal Sidiqyar and Khadeejah Sidiqyar, a married couple**, with whom I am personally acquainted, or proved 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 official seal on this the 27th day of July, 2021.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 2/20/2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 27, 2021.

Custodian's Signature

07.27.21
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/05/2025

