Karen Johnson Davidson County
Batch# 745484 DEEDWARR
10/28/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,255.63
20211028-0144764

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/09/2023

(AFFIX SEAL)

WILLIAM D CASTLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

T-HF-21-1009

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)
Robert Holt Whitt, III and Stephanie Whitt	New Owner	
(NAME)	(NAME)	
1009 West Eastland Avenue		**083-05-0-108.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ADAM SIDDIQI AND JENNA SIDDIQI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE WHITT AND ROBERT HOLT WHITT, III, WIFE AND HUSBAND,** 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. 28, Block "E" on the Plan of Plan of East Wood Addition of record in Plat Book 332, Page 63, 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 Adam Siddiqi and Jenna Siddiqi, husband and wife by Warranty deed from Robert C. Harris, III and Kate Harris, husband and wife of record in Instrument No. 20190909-0090916 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 09, 2019.

This conveyance is subject to:
- Taxes for the year 2022, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 West Eastland Avenue, Nashville, Tennessee 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 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 13 DAY OF OCTOBER, 2021.

Adam Siddiqi

Jenna Siddiqi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM SIDDIQI, 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 13th of October, 2021.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNA SIDDIQI, 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 13th of October, 2021.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/13/21 (date of document).

Connie Taylor
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY'S SEAL

WILLIAM CASTLEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY