Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14980-AP

Karen Johnson Davidson County
Batch# 769426 DEEDWARR
12/07/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20211207-0162269

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $291,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of December, 2021.

Rachel Marie Collins
Notary Public
My commission expires: 3-6-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mukhtar Siddiqi 504 Spann Ct Antioch, TN 37013	New Owner PO Box 1027 Antioch TN 37011	148-03-0 137.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DARLYNE A. O'CONNOR, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUKHTAR AHMAD SIDDIQI, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 1043 as shown on the Plan of Cherokee Hills, Section 10, of record in Plan Book 4660, Page 27, Register's Office for Davidson County, Tennessee.

The said Lot No. 1043 fronts 66.0 feet on the westerly side of Spann Court, extends back 163.7 feet on its southerly line, 73.4 feet on its rear line and a total distance of 198.1 feet on its northerly side.

Being the same property conveyed to Darlyne A. O'Connor, an unmarried woman, by Quitclaim Deed dated 10/14/2009, from Darlyne A. O'Connor, an unremarried widow, of record in Instrument No. 20091015-0095380, Register's Office for said County.

Also being the same property conveyed to Darlyne A. O'Connor and husband, Edward D. O'Connor, by Quitclaim Deed dated 01/21/2008, from Darlyne A. O'Connor, of record in Instrument No. 20080128-0008538, Register's Office for said County. The said Edward D. O'Connor having died October 2, 2009, vesting the property in Darlyne A. O'Connor, as surviving tenant by the entirety.

Also being the same property conveyed to Darlyne A. O'Connor by Quitclaim Deed dated 01/29/1999, from Juanita C. Apple, of record in Book 11324, Page 341, said Register's Office. See also deed of record in Book 5022, Page 205, said Register's Office.

Also being the same property conveyed to Robert D. Apple and wife, Juanita M. Apple, by Warranty Deed dated 05/04/1976, from Roy S. Jones and wife, Cynthia L. Jones, of record in Book 5022, page 205, Register's Office for Davidson County, Tennessee. The said Robert D. Apple having since died, vesting the property in Juanita M. Apple, as surviving tenant by the entirety. Juanita M. Apple and Juanita C. Apple being one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 504 Spann Ct, Antioch, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of December, 2021.

Darlyne A. O'Connor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darlyne A. O'Connor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 2021.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/3/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 12/03/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 3 **day of** December, **2021** .

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

