Karen Johnson Davidson County
Batch# 815522 DEEDWARR
03/04/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,131.09
20220304-0024959

# WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,700.00

Yasmine Sawley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF FEBRUARY, 2022.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Salman Siddiqui | New owner | |
| (NAME) 1437 Riverbrook Dr. | (NAME) 1437 Riverbrook Dr. | 097020A27300CO |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Ron Kozloski and Tamara Kozloski, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salman Siddiqui, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot 273, SECTION 1, PHASE 3-A, REVISION ONE, VILLAGES OF RIVERWOOD, as shown on plat of record in Instrument No. 20110630-0050230, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Ron Kozloski and Tamara Kozloski, husband and wife, by virtue of that certain Warranty Deed dated October 29, 2014, and being of record at Instrument No. 20141031-0100894 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 1437 Riverbrook Dr. Hermitage, TN 37076
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my hand this 22 day of February, 2022.

Ron Kozloski

Tamara Kozloski

STATE OF Nevada
COUNTY OF Washoe

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ron Kozloski and Tamara Kozloski**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of February, 2022.

Notary Public

My Commission Expires: 02/20/2023

SHERRI A. MACALUSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4554-2 - Expires July 30, 2023

## Certificate of Authenticity

I, Holly A. Mason, 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 February 22, 2022.

Affiant Signature

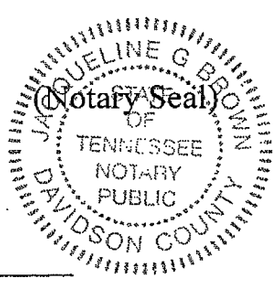
2/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of February, 2022.

Notary's Signature

(Notary Seal)




My Commission Expires: 3-8-22