WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204

WARRANTY DEED

File No. 1-16572-BR

Karen Johnson Davidson County
Batch# 816052 DEEDWARR
03/04/2022 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,914.75
20220304-0025124

File No. BC-22-1877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 01/13/2023

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordyn L. Hyden and Amber McDonough	New Owner	
(NAME)	(NAME)	
2128-B 14th Avenue North		081-03-3N-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/we, **Sisken & Sisken, LLC, a Tennessee limited liability company, having been adimistratively dissolved by the Tennessee Secretary of State**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordyn L. Hyden and Matthew Miles, husband and wife and Amber McDonough, a married woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B of 2128 14th Avenue Commons, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 2128 14th Avenue Commons, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20190822-0084525, in the Register's Office, Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sisken and Sisken, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Matthew Sisken and Caitlin Sisken of record in Instrument No. 20210730-0102667 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on July 30, 2021.

Said Sisken and Sisken, LLC, a Tennessee limited liability company, having now been administratively dissolved by the Tennessee Secretary of State, does herby convey its interest in said property above as part of winding up of the limited liability company, pursuant to TCA § 48-245-302, et al. Sisken and Sisken, LLC having been at all times owned and operated by Matthew Sisken and Caitlin Sisken, as members.

This is property more commonly known as 2128-B 14th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of February, 2022.

Matthew Sisken

Caitlin Sisken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2022, before me personally appeared Matthew Sisken, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that suck person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of February, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF ILLINOIS
COUNTY OF Cook

On this 3 day of February, 2022, before me personally appeared Caitlin Sisken, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that suck person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of February, 2022.

Notary Signature
My commission expires: 09/17/2022

"OFFICIAL SEAL"
DWAYNE E HARRIS
Notary Public, State of Illinois
My Commission Expires 9/17/2022

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 2/3/22.

Affiant Signature

2/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of February, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires