Karen Johnson Davidson County
Batch# 842178 DEEDQC
04/19/2022 02:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220419-0045116

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 500, Houston, TX 77024	Attorneys Title Agency 31440 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334	Jeffrey Siddiqi 1114B 2nd Avenue S, Nashville, TN 37210	105-03-0-O-002.00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Jeffrey Siddiqi, unmarried, whose address is 1114B 2nd Avenue S, Nashville, TN 37210 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Jeffrey Tyler Siddiqi, unmarried, and Chace W. Herndon, unmarried, as tenants in common, whose address is 1114B 2nd Avenue S, Nashville, TN 37210, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF HOMES AT 1114 2ND AVENUE SOUTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1114 2ND AVENUE SOUTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20181121-0114705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF HOMES AT 1114 2ND AVENUE SOUTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20181121-0114705, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 01/09/2019 at Instrument Number 20190109-0002326 in the Register's Office of Davidson County, Tennessee.

Commonly known as 1114B 2nd Avenue S, Nashville, TN 37210. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

ATA File No. TN-22824672-NLS

GRANTOR(S):

Chace W. Herndon

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Carol B. Christian, notary public, Chace W. Herndon, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2022.

Notary Public

Carol B. Christian
Notary Public Name (Printed)

My Commission Expires: January 16, 2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

GRANTOR(S):

Jeffrey Tyler Siddiqi

ACKNOWLEDGMENT

STATE OF Florida)
)
COUNTY OF Broward)

Personally appeared before me, Edwin F Aquino, notary public, Jeffrey Tyler Siddiqi, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 08 day of April, 2022.

Notary Public

Edwin F Aquino

Notary Public Name (Printed)

Notary Public State of Florida
Edwin F Aquino
My Commission GG 351278
Expires 07/02/2023

My Commission Expires: 07/02/2023

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Jeffrey Siddiqi

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Broward

Personally appeared before me, Edwin F Aquino, notary public, Jeffrey Siddiqi, unmarried, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 08 day of April, 2022.

Notary Public

Edwin F Aquino

Notary Public Name (Printed)

Notary Public State of Florida
Edwin F Aquino
My Commission GG 351278
Expires 07/02/2023

My Commission Expires: 07/02/2023

(For Recording Data Only)

True Copy Certification

I, Edwin F Aquino, do hereby make oath that I am a licensed ~~attorney~~ Notary EA 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 04/08/2022.

EFA
Signature

04/08/2022
Date

State of Florida

County of Broward

Sworn to and subscribed before me this 08 day of April, 2022.

EFA
Notary's Signature Edwin F Aquino
My Commission Expires: 07/02/2023

Notary Public State of Florida
Edwin F Aquino
My Commission GG 351278
Expires 07/02/2023