Karen Johnson Davidson County
Batch# 928219 DEEDWARR
10/12/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20221012-0111756

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $860,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2022.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ayshawn Sidiqyar 2403 Jefferson St. Unit G, Nashville, TN 37208	New Owner	Tax Parcel ID No. 092-03-0E-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OSCAR CARRILLO , AN UNMARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AYSHAWN SIDIQYAR, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. G, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200128-0100107, Scriveners Affidavit of record at Instrument No. 20200129-0010709, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Oscar Carrillo, an unmarried man by Warranty Deed from Jefferson St Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210730-0102677 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 30, 2021. (Value of consideration shown in aforementioned deed $500,000.00.).

This is improved property commonly known as: **2403 Jefferson St. Unit G, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of October, 2022.

OSCAR CARRILLO

STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **OSCAR CARRILLO**, the within named bargainor, 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 and official seal at office this 5th day of October, 2022.

Notary Public
My Commission Expires:

JOSE MARTIN GALLARDO
Notary Public-State of Florida
Commission # HH 35041
My Commission Expires
August 23, 2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/05/2022** (date of document).

Affiant Signature

10/05/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **OCTOBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

