Karen Johnson Davidson County
Batch# 936975 DEEDWARR
11/02/2022 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20221102-0118445

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. JN-22-3424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

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
Eric Redd and Megan Alyssa Castillo	Ascend Federal Credit Union	
(NAME)	(NAME)	
810 Bellevue Road, #219	PO Box 1210	142-06-0B-219.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tullahoma, TN 37388	
(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, **Vladislav Avditskiy, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Anthony Redd and Megan Alyssa Castillo, husband and wife**, 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:

Being Building No. 33, Unit No. 219, and Garage No. 3 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128-130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257-312 as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 633, Book 6335, Page 723, Book 6535, Page 724, and Book 6874, Page 354, said Registers Office, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, said Registers Office.

Being the same property conveyed to Belal Sidiqyar and wife, Khadeejah Sidiqyar by Warranty deed from Terrance G. Wilke of record in Instrument No. 20171020-0107494 Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 20, 2017.

Being the same property conveyed to Vladislav Aviditskiy by Warranty deed from Belal Sidiqyar and Khadeejah Sidiqyar, a married couple of record in Instrument No. 20210729-0102253 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on July 29, 2021.

This is property more commonly known as 810 Bellevue Road, #219, Nashville, TN 37221.

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 27 day of October, 2022.

Vladislav Avditskiy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of October, 2022, before me personally appeared Vladislav Avditskiy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of October, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

True Copy Certification

I, **Pam Autry,** 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 this the ~~28th~~ 27th day of October, 2022.

Affiant Signature
Date 10/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON