This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19957-AP

Karen Johnson Davidson County
Batch# 957182 DEEDQC
01/03/2023 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000352

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lilyann Properties PO Box 1027 Antioch, TN 37011	New Owner	149-01-0A-028.00-C 148-05-0-22.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Joseph Siddiqi** ("Grantor") do/does hereby quitclaim and convey unto **Lilyann Properties, LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the 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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 28A on the Plan of Zone Lot Division, Lot 28, Mullen Valley, Phase II of record in Plat Book 6900, Page 876, amending Plat Book 6250, Page 477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Siddiqi by Warranty Deed from Joan Fleming, married, dared October 11, 2019, recorded October 16, 2019, of record in Instrument No. 20191016-0106106, Register's Office for Davidson County, Tennessee.

Tract II:
LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hillbrook, Section 7, as of record in Plat Book 3842, page 249, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Joseph Siddiqi by Warranty Deed from Barbara Sparling and husband, Fred Sparling, dated January 30, 2017, recorded February 1, 2017, of record in Instrument No. 20170201-0010813, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This is improved property located at: **2134 Mullen Circle, Nashville, TN 37217 & 3812 Faulkner Drive, Nashville, TN 37211**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

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

GRANTOR:

Joseph Siddiqi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Siddiqi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2022.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12-5-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-5-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** January **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

