This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21163-AP

Karen Johnson Davidson County
Batch# 1015469 DEEDWARR
06/15/2023 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $613.09
20230615-0045640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,700.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2023.

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mukhtar Siddiqi PO Box 1027 Antioch, TN 37011	New Owner	173-01-0-251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **SOBE Rental Holdings, LLC, a Florida Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mukhtar Siddiqi,** hereinafter called the Grantee(s), his/her/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 Lot No. 2-B on the Plan of Zone Lot Division, Lots 1 thru 5 & 7 thru 16, Dreamland Estates Southeast, Section 3 of record in Plat Book 6250, Page 282, amending Plat Book 5200, Page 649, 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 all of the property conveyed to SOBE Rental Holdings LLC, a Florida Limited Liability Company, by deed from Kevin W. Arnold, a single man, of record in Instrument No. 20230605-0042530, Register's Office for Davidson County, Tennessee, dated June 2, 2023 and recorded on June 5, 2023. Also see Affidavit of Heirship in Instrument No. 20230605-0042529 and Instrument No. 20220928-0107086 and Warranty Deed in Instrument No. 20050406-0037690.

This is improved property located at: **1216 Westridge Court, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2023.

GRANTOR:

SOBE Rental Holdings, LLC,
a Florida Limited Liability Company

By: _____
Benjamin A. Toaff, Manager

STATE OF Florida
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin A. Toaff, 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 is the Manager of SOBE Rental Holdings, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2023.

_____
Notary Public
My Commission expires: _____

NOTARY PUBLIC STATE OF FLORIDA
DIANA VALDIVIA
MY COMMISSION # GG 954[illegible]
EXPIRES: February 3, 202[illegible]

202306150045640

- **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** 6-13-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-14-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th **day of** June **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

