WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024527 **DEEDWARR**
07/10/2023 02 24 40 PM 2 pgs
Fees $13 00 Taxes $4,958 00

20230710-0052638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, July 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

File #23-PA-1027-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jeffrey Siddiqi	**New Owner**	
(NAME)	(NAME)	**105 01 0O 002.00**
1027 Southside Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN A. LUMSDEN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFF SIDDIQI, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 1027 of Southside Estates, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Southside Estates, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20150402-0029107, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Brian A. Lumsden, an unmarried man, by Warranty Deed from Richard Harris unmarried, of record in Instrument No 20211228-0170274, in the Register's Office of Davidson County, Tennessee, dated December 20, 2021 and recorded on December 28, 2021.

Being the same property conveyed to Richard Harris, by Warranty Deed from Phillip Wright, of record in Instrument No 20140908-0081790, in the Register's Office of Davidson County, Tennessee, dated September 03, 2014 and recorded on September 08, 2014.

This conveyance is subject to
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1 Southside Park Estates, as recorded in Book 4460, Page 61.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150402-0029107.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4575, Page 964

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No 20171011-0104258.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1027 Southside Court, Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th day of June, 2023.

Brian A. Lumsden By Loy Carney, Attorney In Fact

Brian A Lumsden by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brian A Lumsden and acknowledged that he executed the same as the free act and deed of the said Brian A. Lumsden

Witness my hand, at office, this 30th day of June, 2023.

Notary Signature
My commission expires 8-20-2023

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. V-P-23-1027