This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21826F

Karen Johnson Davidson County
Batch# 1085488 DEEDQC
12/27/2023 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231227-0099042

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

Subscribed and sworn to before me, this the 20th day of December, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mukhtar Ahmad Siddiqi PO Box 1027 Antioch, TN 37011	New Owner	148-03-0-046

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, **Lilyann Properties LLC, a Tennessee Limited Liability Company** ("Grantor") do/does hereby quitclaim and convey unto **Mukhtar Ahmad Siddiqi** ("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:

Lot 306, Section 3, Cherokee Hills Subdivision, as shown on plat of record in Plat Book 3500, Page 79 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lilyann Properties LLC, a Tennessee limited liability company by Warranty Deed from David L. Fryer and wife, Teresa A. Fryer, dated October 10, 2022, recorded October 12, 2022, of record in Instrument No. 20221012-0111933, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1509 Antioch Pike, Antioch, TN 37013**

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 19th day of December, 2023.

GRANTOR:

Lilyann Properties LLC
a Tennessee limited liability company

By: _____
Mukhtar A Siddiqi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mukhtar A. 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 is the sole member of Lilyann Properties 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 20th day of December, 2023.

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

_____
Notary Public
My Commission expires: 5-7-2024

- 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 12/19/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/19/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

