This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22530-AP

Karen Johnson Davidson County
Batch# 1119693 DEEDQC
04/05/2024 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240405-0024353

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 5th day of April, 2024.

M. CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

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	162-3-267.00 162-3-268.00

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, **Lilyann Properties, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Mukhtar 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:

Land in Davidson County, Tennessee, being all of Lot Nos. 190 & 191, Section Three, Haywood Hills, according to survey and plat of same appearing of record in Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Lilyann Properties, LLC, a Tennessee limited liability company by Warranty Deed from NGS, LLC, a Tennessee limited liability company, dated January 22, 2024, recorded January 23, 2024, of record in Instrument No. 20240123-0004381, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4129 Apache Trail & 104 Catawba Court, 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 5th day of April, 2024

.

GRANTOR:

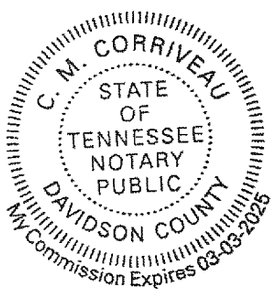
Lilyann Properties, LLC
a Tennessee limited liability company

By: _____
Mukhtar 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 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.

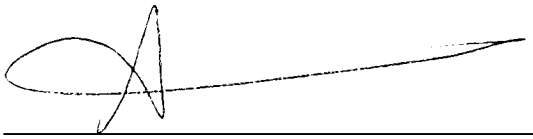
WITNESS my hand and seal at office this 5th day of April, 2024.



_____
Notary Public
My Commission expires: 3/3/2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 4-5-2024.



Affiant Signature

4-5-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4-5-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal