THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $840,000.00 Stephanie Glenn Affiant Subscribed and sworn to before me, this 8 day of April, 2024. Notary Public My Commission Expires: 7/18/2027

Karen Johnson
Batch # 1122162
04/12/2024 09:48:42 AM
Fees: $13.00 Taxes: $3,108.00
20240412-0026084

Davidson County
DEEDWARR
2 pgs

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Datz 4 Kennibie Dr. Marlton, NJ 08053	Send Tax Bills to: Vanderbilt Mortgage 1201 Peachtree St. NE, 2050 Atlanta, GA 30361	Tax Information: Tax Parcel ID No.____ 092-03-0E-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AYSHAWN SIDIQYAR, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MATTHEW DATZ** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. G, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200128-0010107, Scriveners Affidavit of record at Instrument No. 20200129-0010709, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ayshawn Sidiqyar, unmarried by Warranty Deed from Oscar Carrillo, married of record in Instrument No. 20221012-0111756 Register's Office for Davidson County, Tennessee, dated October 05, 2022 and recorded on October 12, 2022 and Scriveners Affidavit recorded on November 18, 2022 in Instrument No. 20221118-0122813.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **2403 Jefferson St. Unit G, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds

Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of April, 2024.

AYSHAWN SIDIQYAR

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AYSHAWN SIDIQYAR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 2024.



Notary Public

My Commission Expires: _____