Karen Johnson Davidson County
Batch# 1125556 DEEDQC
04/22/2024 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240422-0028731

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF APRIL, 2024 Notary Public MY COMMISSION EXPIRES 10/20/2026 (AFFIX SEAL)

CHIRAG PARIKH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, J 186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
1308 MONTGOMERY AVE UNIT 6 LLC (NAME)	NEW OWNER (NAME)	071160G00600CO
1308 Montgomery Avenue, Unit 6 Nashville, Tennessee 37207 (ADDRESS)	1308 Montgomery Avenue, Unit 6 Nashville, Tennessee 37207 (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19 day of April, 2024, the undersigned, **Ayshawn Sidiqyar, married** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **1308 Montgomery Ave Unit 6 LLC, a Tennessee Limited Liability Company** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1308 Montgomery Avenue, Unit 6, TENNESSEE 37207** and more particularly described as follows.

Land in Davidson County, Tennessee, being known and designated as Unit No. 6 of Monty at Cleveland Park Homeowners Association a Horizontal Property Regime with Private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Monty at Cleveland Park Homeowners Association, a Horizontal Property Regime of record in Instrument No. 20200109-0003078, and Instrument No. 20201116-0134725, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "C" to said Declaration; together wit a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ayshawn Sidiqyar, by Warranty Deed from Hiddden Valley Homes, LLC, of record as Instrument No. 20211109-0149298, dated November 5, 2021, and recorded on November 9, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1308 Montgomery Avenue, Unit 6, Nashville, Tennessee 37207

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.

2. Rights or claims of parties in possession not shown by the public records
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

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, this instrument has been executed this __ day of April, 2024

GRANTOR: AYSHAWN SIDIQYAR

SIGNER Ayshawn Sidiqyar

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson .

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ayshawn Sidiqyar,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 19th day of April, 2024

Notary Public

10/20/2026
My Commission Expires

CHIRAG PARIKH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 19, 2024**.

Affiant Signature

4/22/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **22nd** day of **April**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).