Karen Johnson Davidson County
Batch# 1126156 DEEDQC
04/23/2024 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240423-0029263

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 ___ 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, F186
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)
210 NORTH 9TH STREET UNIT 1 LLC (NAME)	**NEW OWNER** (NAME)	**082120Q00100CO**
210 North 9th Street, Unit 1 Nashville, Tennessee 372076 (ADDRESS)	**210 North 9th Street, Unit 1 Nashville, Tennessee 372076** (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 14th 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 **210 North 9th Street Unit 1 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 **210 NORTH 9TH STREET, UNIT 1, TENNESSEE 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 210 N 9th Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170123-0007096, and amended in Instrument No. 20200428-0044419, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed referenced is hereby made for a more particular description of said property.

Being the same property conveyed to Ayshawn Sidiqyar, by Warranty Deed from Bryla Investments LLC, of record as Instrument No. 20210512-0064297, dated May 10, 2021, and recorded on May 12, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 210 North 9th Street, Unit 1, Nashville, Tennessee 37206.

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 is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 19th 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

4/23/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **23rd** 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).