Karen Johnson Davidson County
Batch# 1162866 DEEDWARR
07/26/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240726-0056719

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | STATE OF TN )<br>COUNTY OF Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $340,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22 day of July, 2024.<br><br>Notary Public<br>My Commission Expires: |

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jamillah Jackson<br>803 Hillview Heights, Unit 206, Nashville, TN 37204 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>105-14-01-041.00 |

**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, A MARRIED MAN** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMILLAH JACKSON, SINGLE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit 41, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ayshawn Sidiqyar, a married man by Deed dated March 25, 2021 from Sherry L. Reynolds, a single woman and Madelyn Reynolds, an unmarried woman, recorded March 26, 2021, in Instrument Number 202103260040233, in the Official Records of Davidson County, Tennessee.

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: 803 Hillview Heights, Unit 206, Nashville, TN 37204

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**, Grantors have executed this instrument on this 22 day of July, 2024.

**AYSHAWN SIDIQYAR**

STATE OF TN )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AYSHAWN SIDIQYAR,** the within named bargainors, 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 22 day of July, 2024.

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CASSANDRA LAHOUTI

Notary Public
My Commission Expires: 11.02.2026

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 7/26/2024 (date of document).

Affiant Signature

7/26/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

