37398-3

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168912 DEEDWARRSP
08/14/2024 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $9,620.00
20240814-0061754

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$2,600,000.00**

Kirsten Virden
Affiant

Subscribed and sworn to before me, this 12th day of August, 2024.

Notary Public

My commission expires: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mukhtar Ahmad Siddiqi	**New Owner**	***see parcels below**
P.O. Box 1027		
Antioch, TN 37011		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NGS, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Mukhtar Ahmad Siddiqi

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 Map/Parcel ID: 162-01-0-109.00

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

Being improved property known as: 312 Garden View Court, Nashville, TN 37013

Tract 2 Map Parcel ID: 162-01-0-108.00

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

Being improved property known as: 316 Garden View Court, Nashville, TN 37013

Tract 3 Map/Parcel ID: 162-01-0-107.00

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

Being improved property known as: 317 Garden View Court, Nashville, TN 37013

Tract 4 Map/Parcel ID: 162-01-0-106.00

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

Being improved property known as: 313 Garden View Court, Nashville, TN 37013

Tract 5 Map/Parcel ID: 162-01-0-105.00

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 2023, and recorded on January 18, 2023.

Being improved property known as: 309 Garden View Court, Nashville, TN 37013

Tract 6 Map/Parcel ID: 173-01-0-092.00

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Two-A, Monte Carlo, of record in Plat Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 2023, and recorded on January 18, 2023.

Being improved property known as: 113 Vickey Court, Nashville, TN 37211

Tract 7 Map/Parcel ID: 173-01-0-090.00

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two-A, Monte Carlo, of record in Plat Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 2023, and recorded on January 18, 2023.

Being improved property known as: 121 Vickey Court, Nashville, TN 37211

Tract 8 Map/Parcel ID: 173-01-0-096.00

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Monte Carlo Section IIC, of record in Plat Book 5200, Page 66, as amended by Book 6225, Page 368, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NGS, LLC, a Tennessee limited liability company by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004029 Register's Office for Davidson County, Tennessee, dated January 17, 202,3 and recorded on January 18, 2023.

Being improved property known as: 437 Cedarmont Drive, Nashville, TN 37013

THE conveyance of the above described parcel of land is subject to the following:

The policy to be issued will not insure as to the exact amount of acreage contained in subject property.

Tracts 1 through 5

1. Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

2. The Plan of record in Plat Book 4660, Page 35, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Restrictive Covenants contained in instrument of record in Book 4709, Page 48, said Register's Office.

Tracts 6 through 7

1. Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

2. The Plan of record in Plat Book 4955, Page 45, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Restrictive Covenants contained in instrument of record in Book 5202, Page 261, said Register's Office. NOTE: Said restrictions are not applicable to portions thereof that have already expired.

Tract 8

1. Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

2. The Plan of record in Plat Book 5200, Page 66, and amended in Book 6225, page 368, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Restrictive Covenants contained in instrument of record in Book 5304, Page 888, said Register's Office. NOTE: Said restrictions are not applicable to portions thereof that have already expired.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this 8th day of August, 2024.

NGS, LLC, a Tennessee limited liability company

By: _____
Garron Wright, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Garron Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Secretary** of **NGS, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Garron Wright,** as **Secretary.**

Witness my hand, at office at Nashville, Tennessee, this **8th day** of **August, 2024.**

My Commission Expires: 5/9/2026

_____
Notary Public

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8/8/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/8/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

