This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24512-AP

Karen Johnson Davidson County
Batch# 1306237 DEEDWARR
08/06/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $767.75
20250806-0062238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2025.

Notary Public
My Commission Expires: 3/26/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/26/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jawidullah Sultani 504 Ash Briar Circle Nashville TN 37211	ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	162-09-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lilyann Properties 1 LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jawidullah Sultani, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 17, Section 1, Hickory View, according to survey and plat of same appearing of record in Book 5210, page 221, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Lilyann Properties 1 LLC, a Tennessee Limited Liability Company by Warranty Deed from Karen Hughes, an unmarried woman, dated November 15, 2024, recorded November 15, 2024, of record in Instrument No. 20241115-0089292, Register's Office for Davidson County, Tennessee.

This is improved property located at: **504 Ash Briar Circle, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, Grantor has executed this instrument on this 5th day of August, 2025.

GRANTOR:

Lilyann Properties 1 LLC,
a Tennessee Limited Liability Company

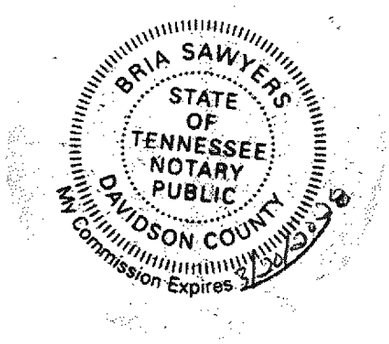
By: _____
Mukhtar Siddiqi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mukhtar Siddiqi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Lilyann Properties 1 LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2025.

_____
Notary Public
My Commission expires: 3/26/2029



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/05/2025.

Affiant Signature

08/05/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/05/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

