Spartan Settlement Services
GF# TN-25-62

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. 25-62

Karen Johnson Davidson County
Batch# 1324332 DEEDWARR
09/19/2025 11:29:30 AM 5 pgs
Fees: $28.00 Taxes: $592.00
20250919-0075058

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 162 09 0A 020.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 8 **day of** September, 2025, by and between **MARY ANN MILDENBERGER, as Administratix of the Estate of DANIEL JACOB MILDENBERGER, deceased,** residing at 1500 Harbour Drive NO. 1P, Wheeling, IL 60090, hereinafter referred to as Grantor(s) and **MUKHTAR SIDDIQI,** residing at PO BOX 1027, ANTIOCH, TN 37011, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5510 Country Drive, Apt. 20, Nashville, TN 37211

Prior Instrument Reference: Instrument No. 20161005-0104991, Recorded: 10/05/2016

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Estate of DANIEL JACOB MILDENBERGER, deceased

By: Mary Ann Mildenberger , Administratrix

MARY ANN MILDENBERGER, Administratix

STATE OF Texas

COUNTY OF Comal

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARY ANN MILDENBERGER, as Administratix of the Estate of DANIEL JACOB MILDENBERGER, deceased** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Spring Branch, Comal County, Texas this 8th day of September, 20 25.

Lauren Peterson

Notary Public

My Commission expires: 06/03/2029

NOTARY PUBLIC STATE OF TEXAS

Lauren Peterson

ID NUMBER
12499352-4
COMMISSION EXPIRES
June 3, 2029

Electronically signed and notarized online using the Proof platform.

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

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

Being a certain condominium in Davidson County, Tennessee, being Unit No. 20, Building No.3 of the Hickory Valley Condominiums, Phase 2; a horizontal property regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4659, Page 32, and as clarified in Book 4937, page 429, and in Book 5001, Page 394, Register's Office, Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the site plan' of Hickory Valley Condominiums, of record in Book 4460, Page 133, and as also shown in Book 4300, Page'197, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

BEING the same property conveyed to Joshua Mitchell, by Warranty Deed from Krystal M. Mitchell, unmarried, dated December 16, 2011, of record in Instrument No. 20111220-0099181, in the Register's Office of Davidson County, Tennessee. Meredith Mitchell, spouse' of Joshua Mitchell, joins herein to convey any interest she has by marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4460, page 27; to restrictive covenants of record in Master Deed and By-Laws Book 4659, page 32, and amended in Book 4937, Page 429; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5510 Country Drive, Apt. 20, Nashville, TN 37211.

Parcel ID No. 162 09 0A 020.00

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Mary Ann Mildenberger
_____, Administratrix
Affiant

Print Name: Mary Ann Mildenberger, Administratrix

STATE OF Texas
COUNTY OF Comal

Sworn to before me this 8th **day of** September **, 20**25 by Mary Ann Mildenberger

Lauren Peterson
_____
Notary Public
My Commission Expires: 06/03/2029

Lauren Peterson
ID NUMBER
12499352-4
COMMISSION EXPIRES
June 3, 2029

Name and address for person(s) responsible for taxes:

MUKHTAR SIDDIQI
PO BOX 1027
ANTIOCH, TN 37011

Electronically signed and notarized online using the Proof platform.

Name and address of property owner:

MUKHTAR SIDDIQI
PO BOX 1027
ANTIOCH, TN 37011

Spartan Settlement Services
GF# TN-25-62

Tennessee Certification of Electronic Document

I, Karen Dominguez, 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 September 8, 2025 (date of document).

Affiant Signature

9/18/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 18 day of September, 2025.

Notary's Signature

My Commission Expires: 5/29/29

NOTARY'S SEAL

BRIAN K HOWELL NOTARY PUBLIC STATE OF TEXAS Notary ID 125072375 Comm. Expires 05-29-2029