When Recorded Return to:
2920 Berry Hill Dr. Ste 210
Nashville, TN 37204
Midtown THE, LLC

WARRANTY DEED

Karen Johnson Davidson County
Batch# 560715 DEEDWARR
01/26/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210126-0011168

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 21ST DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1262

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Charles Lee Liggett, Jr	Prosperity Mortgage	172-12-0D-537.00CO
507 Saint Jules Ln	14501 George Carter Way, Ste 300	
Nashville, TN 37211	Chantilly, VA 20151	

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

Ishmael Alkazzaz and Alaa Shannon, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHARLES LEE LIGGETT, JR., an unmarried man

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

LAND in Davidson County, Tennessee, being Unit No. 803 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

BEING the same property conveyed to Ishmael Alkazzaz and Alaa Shannon, husband and wife by Warranty Deed from Joanna Paige Presley and Andrew Mitchell Williams, wife and husband, dated March 11, 2019, recorded on 03/13/2019 in Instrument No. 20190313-0022934, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Joanna Paige Presley, a single person by Warranty Deed from Jesse T. Hughes and wife, Christy Hughes, dated January 31, 2013, recorded on 02/04/2013, in Instrument No. 20130204-0011563, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 507 Saint Jules Ln, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 our/my hand on the 21st day of January, 2021.

Ishmael Alkazzaz

Alaa Shannon by Ishmael Alkazzaz, her attorney in Fact
Alaa Shannon by Ishmael Alkazzaz, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Ishmael Alkazzaz , with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 21st day of January 2021.

KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission expires: 9/30/24

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ishmael Alkazzaz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alaa Shannon, as his Attorney In Fact and who acknowledged the execution of the same to be the free act and deed of Alaa Shannon under said Power of Attorney.

Witness my hand and official seal this 21st day of January 2021.

KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission expires: 9/30/24

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

