This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19116-MC

Karen Johnson Davidson County
Batch# 923899 DEEDWARR
09/30/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220930-0108162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public
My Commission Expires: 3/7/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fatima Al-Fatlawy Ahmed Al-Tamimi 4000 Anderson Rd. Apt. 60 Nashville, TN 37217	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	136-3-A-60.00

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, **Christine Balliet, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Fatima Al-Fatlawy and Ahmed Al-Tamimi, wife and husband**, 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Town House Unit No. 60, Building No. 11, together with the appurtenant interest in the common elements of Priest Lake Park Condominium Townhouses, Phase 1, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 4651, page 412; as amended in Book 4943, page 692; Book 4979, page 939; and in Book 5189, page 671, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Priest Lake Park Condominium Townhouses, Phase 1, of record in Book 4460, page 88, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Priest Lake Park Condominium Townhouses, Phase 1, provided in said Master Deed, as amended, together with the By-Laws appended to said Master Deed, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Christine Balliet, a single person by Warranty Deed from G. Co. Investments, LLC, a limited liability company, dated December 4, 2020, recorded December 10, 2020, of record in Instrument No. 20201210-0144765, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4000 Anderson Road, Apt 60, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 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 29th day of September, 2022.

GRANTOR:

Christine Balliet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine Balliet, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202209300108162

- **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 09/29/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/29/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 **day of** September 2022

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM