Karen Johnson Davidson County
Batch# 1080502 DEEDWARR
12/11/2023 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20231211-0095335

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00.**

Shaimaa Elyan
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 8TH DAY OF DECEMBER, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2557

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Shaimaa Elyan 324 Brook Hollow Circle Manchester, TN 37355	Same as New Owner	136-03-0C-059.00 CO

For and in consideration of the sum of Two Hundred Sixty Thousand And 0/100 ($260,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

AMANDA N. WALZ AND HUSBAND, SEAN A. LIZAMORE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

SHAIMAA ELYAN, A MARRIED WOMAN

, hereinafter called the Grantees, his/her/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 17, together with the appurtenant interest in the common elements of Heritage Village of Priest Lake Park, a horizontal property regime established by Master Deed of record in Book 5097, Page 855, amended in Book 5192, Page 243; Book 5292, Page 747; Book 5292, Page 749; Book 5459, Page 679 and Instrument No. 20140314-0021490, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed to the aforementioned Master Deed and being located upon Lot 4 of the plan of Section One Heritage Village of Priest Lake Park, of record in Plat Book 4860, Page 95, Register's Office for Davidson County, Tennessee, all to which referenced is hereby made for a more complete description of said unit.

BEING the same property conveyed to Amanda N. Walz and husband, Sean A. Lizamore, by Quitclaim Deed from Amanda N. Walz, a married person, dated December 23, 2014 and recorded on December 29, 2014 in Instrument No. 20141229-0118181, Register's Office for Davidson County, Tennessee; ALSO BEING the same property conveyed to Amanda N. Walz, unmarried, by Warranty Deed from Tara N. Powell and Jezel C. Huston, dated January 29, 2010 and recorded on February 3, 2010, in Instrument No. 20100203-0008446, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 3868 Priest Lake Dr., Nashville, TN 37217.

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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR AMANDA N. WALZ AND HUSBAND, SEAN A. LIZAMORE to SHAIMAA ELYAN FOR THE TRANSFER OF PROPERTY LOCATED AT 3868 PRIEST LAKE DR., NASHVILLE, TN 37217.]

Witness our/my hand on the 8th day of December, 2023.

Amanda N. Walz

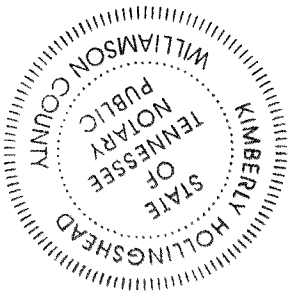
Sean A. Lizamore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda N. Walz and Sean A. Lizamore, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2023.

Notary Public
My Commission Expires: 2/17/27



Certificate of Authenticity

I, Kimberly Hollingshead, 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 12/8/2023.

Kimberly Hollingshead, Esq.

12/11/2023
Date

State of Tennessee
County of ~~Williamson~~ Davidson

Sworn to and subscribed before me this 11th day of December, 2023.

Notary Signature

My Commission Expires 05/02/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY