This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22538-AP

Karen Johnson Davidson County
Batch# 1124215 DEEDWARR
04/17/2024 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240417-0027518

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2024

Notary Public
My Commission Expires: 3-20-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GAV Volunteer LLC 1568 Eden Rose Place Nolensville, TN 37135	New Owner	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, **Fatima Al-Fatlawy and Ahmed Al-Tamimi, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GAV Volunteer LLC, a Tennessee Limited Liability Company,** 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 Fatima Al-Fatlawy and Ahmed Al-Tamimi, wife and husband by Warranty Deed from Christine Balliet, a single person, dated September 30, 2022, recorded September 30, 2022, of record in Instrument No. 20220930-0108162 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 2024 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 17th day of April, 2024.

GRANTOR:

Fatima Al-Fatlawy

Ahmed Al-Tamimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fatima Al-Fatlawy and Ahmed Al-Tamimi, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2024.

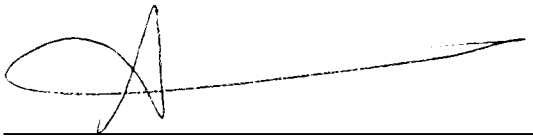
JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2027

202404170027518

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 4-17-2024.



Affiant Signature

4-17-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4-17-2024.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

