Karen Johnson Davidson County
Batch# 1417440 DEEDWARR
05/07/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20260507-0041305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~May~~, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-09-27
(AFFIX SEAL)

PIPER L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Darius Xavier William 3880 Priest Lake Dr Unit 25 Nashville, Tennessee 37217	United Wholesale Mortgage 700 South Blvd East Pontiac, MI 48341	MAP 136 GROUP 03 0A PARCEL 109.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Les Lazarus

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Darius Xavier William and Edem Tiffany Maurice, husband and wife, joint tenants with rights of survivorship

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

The following land located in the County of Davidson, State of Tennessee, to wit:

Being land in Davidson County, Tennessee, being Townhouse No. 25, Building 14, on the Plan of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Les Lazarus by Substitute Trustee's Deed from Padgett Law Group, as Substitute Trustee for Tennessee Title Services, LLC, Trustee, dated March 26, 2026 and filed of record April 7, 2026 as Instrument No. 20260407-0027710, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3880 Priest Lake Dr Unit 25, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 my hand and official seal at office this 6th day of May, 2026.

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who 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, at office, this 6th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 May 6, 2026.

Lissa Groom
Affiant
Date: May 6, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6th day of May, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON