Karen Johnson Davidson County
Batch# 346106 DEEDWARR
01/22/2020 08:51:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200122-0007683

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
G&E&S Investment Property LLC
5184 Singing Hills Drive
Antioch, TN 37013

Map and Parcel
176-01-0A-025.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 17th day of January 2020.

Notary Public

My commission expires: 1/13/2021

TINA DYER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Gregg T. Germony and Wife, Laradean J. Germony**, has previously been executed and put of record in **Instrument No. 20180314-0024166**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the spelling of the Grantee's name.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Gregg T. Germony and Wife, Laradean J. Germony**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **G&E&S Investment Property, LLC, A Tennessee Limited Liability Company**, hereinafter referred to as Grantee, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 176-01-0A-025.00-CO, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat, The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Gregg T. Germony and wife Laradean J. Germony by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20010928-0105106 Register's Office for Davidson County, Tennessee, dated September 21, 2001 and recorded on September 28, 2001.
>
> Further being the same property conveyed to G&E&S Investment Properties, INC from Gregg T. Germony and Wife, Laradean J. Germony of record in Instrument No. 20180314-0024166 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 14, 2018.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 5184 Singing Hills Drive, Antioch, TN 37013.

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 Grantors do covenant with the said Grantees that the Grantors 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 Grantors to further covenant and bind themselves, their 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 our hands this 17th day of January 2020.

GRANTORS:

Gregg T. Germony

Laradean J. Germony

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ SARASOTA

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Gregg T. Germony**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2020.

Notary Public PATRICIA LARSEN
My Commission Expires: 1-26-20

PATRICIA LARSEN
Commission # FF 945326
Expires January 26, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ SARASOTA

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Laradean J. Germony**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2020.

Notary Public PATRICIA LARSEN
My Commission Expires: 1-26-20
(SEAL)

PATRICIA LARSEN
Commission # FF 945326
Expires January 26, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

GRANTEES:

G&E&S Investment Property, LLC

By: Samy Gerges
Samy Gerges

By: Gerges Armanious
Gerges Armanious

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samy Gerges**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be Member of **G&E&S Investment Property, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained on behalf of **G&E&S Investment Property, LLC**.

Witness my hand and official seal, this the 17th day of January, 2020.

Notary Public
My Commission Expires: 10/30/23

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerges Armanious**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be Member of **G&E&S Investment Property, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained on behalf of **G&E&S Investment Property, LLC**.

Witness my hand and official seal, this the 17th day of January, 2020.

Notary Public
My Commission Expires: 10/30/23

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY