WARRANTY DEED

Karen Johnson Davidson County
Batch# 566371 DEEDWARR
02/03/2021 09:57:18 AM 2 pgs
Fees: $13.00 Taxes: $466.20

20210203-0015324

T-PR-21-1620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/[illegible]/2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Mina S. Shahta **Maro M. Gerges** **Mark M. Gerges**	**NEW OWNER**	
(NAME) **4128 Saddle Way**	(NAME)	**081-10-0-338.00**
(ADDRESS) **Nashville, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. TRACY FITZGERALD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINA S. SHAHTA, AN UNMARRIED MAN AND MARO M. GERGES, AN UNMARRIED MAN, AND MARK M. GERGES, AN UNMARRIED MAN, AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly one-half (1/2) of the Northerly Eighty (80) feet of the Southerly 122.5 feet of Lot Nos. 10 and 15 on the Plan of the Subdivision of Georgia Industrial Realty Co's North Nashville Property, as of record in Book No. 421, Page 188, of the Register's Office for Davidson County, Tennessee.

Said Northerly one-half (1/2) of the Northerly 80 feet of the Southerly 122.5 feet of Lot Nos. 10 and 15 as aforesaid fronts 40 feet on the Westerly side of 23rd Avenue North, and runs back between parallel lines 420 feet to the Easterly margin of 24th Avenue North.

Being the same property conveyed to R. Tracy Fitzgerald by Warranty deed from James A. Sowell of record in Instrument No. 20200413-0038375 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 13, 2020.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.
- Agreed Final Order of Conveyance to The Metropolitan Government of Nashville and Davidson County of record in Book 5828, Page 691, in the Register's Office for Davidson County.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180103-0000853, in the Register's Office for Davidson County, Tennessee.
- Access Easement and Maintenance Agreement of record in Instrument Number 20201016-0120492 and Instrument No. 20201028-0125002, in the Register's Office for Davidson County, Tennessee.
- Possible right of Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1620 24th Ave. N., Nashville, Tennessee 37208**.

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 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 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/our hand(s) this the 29 DAY OF JANUARY, 2021.

R. Tracy Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. TRACY FITZGERALD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212