Name and Address of New Owner:
Mina Shahta, Mark Gerges, and Maro Gerges
4128 Saddlecreek Way
Antioch Tn 37013

Send Tax Bills To:
Mina Shahta, Mark Gerges, and Maro Gerges
4128 Saddlecreek Way
Antioch, TN 37013
This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 701224 DEEDWARR
08/19/2021 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $558.70
20210819-0112348

Map & Parcel No: 133-05-0-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zach Dorris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Shahta, Mark Gerges, and Maro Gerges,** tenants in common, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of Map of Sunrise Heights, Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 365 fronts 50 feet on the Northerly side of Veritas Street and runs back between parallel lines 150 feet to a 15-foot alley.

Being the same property conveyed to Augusta Mayes, Jr. by Warranty deed from Alfred E. Hosse of record in Book 4880, page 976, Register's Office for Davidson County, Tennessee, dated January 10, 1975 and recorded on January 13, 1975.

Augusta Mayes, Jr, died intestate on October 14, 2019, his heirs at law being his spouse, Ruby Dean Mayes and his children, Kim Cliett-Long and Cheryl Ann Mayes, each receiving a 1/3 undivided interest in the property upon his death. See also, Affidavit of Heirship recorded on November 23, 2020 in Instrument No. 20201123-0137151, recorded in the Register's Office for Davidson County, Tennessee.

Cheryl Ann Mayes died intestate on August 25, 2020, her heir at law being her daughter, Priscilla Mayes. See also, Affidavit of Heirship recorded on November 23, 2020 in Instrument No. 20201123—0137152, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Cliett-Long by Quitclaim deed from Ruby Dean Mayes, a 1/3 undivided interest of record in Instrument No. 20201123-0137153 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 23, 2020, as corrected by Affidavit of Scrivener's Error recorded on December 11, 2020 in Instrument No, 20201211-0145116.

Being the same property conveyed to Kim Cliett-Long by Quitclaim deed from Priscilla Mayes, a 1/3 undivided interest of record in Instrument No. 20201123-0137154 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 23, 2020.

Being further conveyed to Zach Dorris by Warranty Deed from Kim Cliett-Long, dated June 11, 2021 and recorded June 14, 2021, of record in Instrument No. 20210614-0079923, Register's Office for Davidson County, Tennessee.

This is _____ improved ___✓___ unimproved property also known as 530 Veritas Street Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2021.

_____(SEAL)
Zach Dorris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of August, 2021, before me personally appeared Zach Dorris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of August, 2021.

_____
Notary Signature
My commission expires: [illegible]

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $151,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of August, 2021.

Notary Public
My commission expires: 6-28-2023
File No. 2021-351

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shannon Carter, 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 08/13/21 (date of document).

Shannon Carter
Affiant Signature

08/09/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of August, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

