Karen Johnson Davidson County
Batch# 707538 DEEDQC
08/31/2021 01:16:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210831-0117336

Prepared By

Marco Gerges
2968 Greentree Dr,
Smyrna, TN 37167

After Recording, Mail Document To Owner/Responsible Taxpayer

Marco Gerges
2968 Greentree Dr
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 _____, Affiant
Subscribed and sworn before me this the
31 Day of AUG, 2021.
A. Hayes, Deputy Register

Space Above This line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Marco Gerges and **Marleez Kirolos**, a married couple, residing at 2968 Greentree Dr, Smyrna, Tennessee, 37167.

The receipt where of hereby acknowledged, the undersigned hereby conveys and quitclaims to **ETHAN G LLC** with Marco Gerges acting as Managing Member with a principle office address located at 2968 Greentree Dr, Smyrna, Tennessee 37167 (hereinafter called the "Grantee(s)" all the rights, title, interest, and claim in or to the following desired real estate, situated in Davidson County, Tennessee, to-wit:

3806 Hutson Ave, Nashville, Tennessee 37216,

TAX Parcel ID # 061140B00900CO

Source of title 20190926-0098094

Any Reference to recorded instruments is reference to the register's Office in said County.

Grantor's Signature _____ Date August 30, 2021

Print Name: Marco Gerges

Address: 2968 Greentree Dr, Smyrna, Tennessee, 37167

Grantor's Signature Marleez Kirolos Date August 30, 2021

Print Name: Marleez Kirolos.

Address: 2968 Greentree Dr, Smyrna, Tennessee, 37167

STATE OF TENNESSEE

Davidson COUNTY

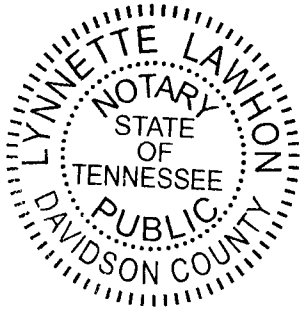
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mario Georges and Marleen Krolos whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of August, 2021.

_____ (Seal)

Notary Public

My Commission Expires: 10/7/2023



Karen Johnson Davidson County
Batch# 291992 DEEDWARR
09/26/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20190926-0098094

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $378,000.00. Affiant Subscribed and sworn to before me, this the 24th day of September, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marco Gerges Marleez Kirollos	SWBC Mortgage Corp.	061-14-0B-009.00
3806 Hutson Avenue	9311 San Pedro #100	
Nashville, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCO GERGES AND MARLEEZ KIROLLOS, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit 3806, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3806 Hutson Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160803-0080181, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to AJ Investments, LLC., a Tennessee limited liability company by Warranty deed from Aimee M. Ray, unmarried of record in Instrument No. 20160128-0008519 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 28, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3806 Hutson Avenue, Nashville, TN 37216, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title