Prepared By

Marco Gerges
2968 Greentree Dr,
Smyrna, TN 37167

After Recording, Mail Document To Owner/Responsible Taxpayer

Integrity Real Investment
Atte/ Marco Gerges
2968 Greentree Dr
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 1007316 **DEEDQC**
05/24/2023 02 14 39 PM 5 pgs
Fees $27 00 Taxes $0 00

20230524-0039219

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 residing at 2968 Greentree Dr, Smyrna, Tennessee, 37167

And

Mina Yousef residing at 7005 Timber Oak Drive, Mt Juliet, TN 37122

The receipt where of hereby acknowledged, the undersigned hereby conveys and quitclaims to **Integrity Real Investment LLC** with Marco Gerges acting as a 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 Current Source of title : 20230310-0017361

4832 Leesa Ann Lane, Hermitage, Tennessee 37076,

MAP- Parcel Number 076-05-0-127.00

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

Grantor's Signature _____ Date May 24, 2023

Print Name Marco Gerges

Address: 2968 Greentree Dr, Smyrna, Tennessee, 37167

Grantor's Signature _____ Date May 24, 2023

Print Name: Mina Yousef

Address: 7005 Timber Oak Drive, Mt Juliet, TN 37122

STATE OF TENNESSEE

Davidson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marco Gerges & Mina Yousef 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 24th day of May, 2023

Yolanda Saucedo (Seal)

Notary Public

My Commission Expires 9/7/2024

YOLANDA SAUCEDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10.00

Affiant

Subscribed and sworn before me, this 24 day of May, 2023

Notary

YOLANDA SAUCEDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES 11/2/2026
(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Mina Yousef and Marco Gerges	Mina Yousef and Marco Gerges	
(NAME) 4832 Leesa Ann Lane	(NAME) 7005 Timber Oak Drive	076-05-0-127.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **SUE ELLEN ROWEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINA YOUSEF, MARRIED AND MARCO GERGES, MARRIED, AS TENANTS IN COMMON,** 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.

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, 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 Brian R. Rowen and wife, Sue Ellen Rowen by Warranty Deed from Paul E. Yablonski and wife, Rebecca H. Yablonski of record in Book 11474, page 789, Register's Office for Davidson County, Tennessee, dated April 29, 1999. Brain R. Rowen died on March 3, 2011, vesting title solely in Sue Ellen Rowen as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved (x) property, known as 4832 Leesa Ann Lane, Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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.