Karen Johnson Davidson County
Batch# 1048796 DEEDQC
09/12/2023 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230912-0071476

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of September, 2023.

NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Mark Gerges & Maro Gerges
530 Veritas Street
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel:

133-05-0-005.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mark Partnership,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Mark Gerges and Maro Gerges,** Grantee. Said property conveyed herein is described as follows:

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 Mina Shahta, Mark Gerges and Maro Gerges, tenants in common by Warranty deed from Zach Dorris of record in Instrument No. 20210819-0112348 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 19, 2011.

Being the same property conveyed to Mark Gerges, Maro Gerges, Mina Shahta and Marina A. Samaan by Quitclaim deed from Mark Gerges, Maro Gerges and Mina Shahta of record in Instrument No. 20220823-0095048 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 23, 2022.

Being the same property conveyed to Mark Partnership by Quitclaim deed from Mark Gerges, Maro Gerges, Mina Shahta and Marina A. Samaan of record in Instrument No. 20221011-0111591 Register's Office for Davidson County, Tennessee, dated September 29, 2022 and recorded on October 11, 2022.

This is real property commonly known as 530 Veritas St, Nashville, TN 37211

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st day of September, 2023.

Mark Gerges

Maro Gerges

Marina Samaan

Mina Soliman

STATE OF TENNESSEE
COUNTY OF DAVIDON

Personally appeared before me, a Notary Public for the State and County aforesaid, Mark Gerges, Maro Gerges, Marina Samaan and Mina Soliman ,with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are a partners of Mark Partnership, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and seal, at office, this 1st day of September, 2023.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 1, 2023.

J. Carlton Drumwright

September 1, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 1, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY