PREPARED BY:
Closed Title
2260 Murfreesboro Pike
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 1069057 **DEEDQC**
11/06/2023 02:50:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231106-0086813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2023.

NOTARY PUBLIC
My Commission Expires: _____

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

ADDRESS OF NEW OWNER:
Mark Gerges, Maro Gerges & Mina Shahta
1105 Jennings Street
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

Map & Parcel:

070-15-0-019.00

QUITCLAIM DEED

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

Land in Davidson County, Tennessee, being the westerly 43 feet of Lots Nos. 40, 41 and 42 on the Plan of the Subdivision of Lot No. 37 in Owens Buena Vista Lots, as of Plan Book 1, Page 84, Chancery Court at Nashville, Book 57, Page 26 Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 40, 41 and 42 front 43 feet on the southerly side of Jennings Street, and run back between parallel lines, with, the easterly margin of an old alley 150 feet to a dead line.

Being the same property conveyed to Mina Shahta by Warranty deed from Jeremy Mallard, single of record in Instrument No. 20211213-0164564 Register's Office for Davidson County, Tennessee, dated December 8, 2021 and recorded on December 13, 2021.

This is real property commonly known as 1105 Jennings St. Nashville, TN 37208.

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 31st day of October, 2023.

Mina Shahta

STATE OF TENNESSEE
COUNTY OF DAVIDON

Personally appeared before me, a Notary Public of said County and State, Mina Shahta, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 31st day of October, 2023.

Notary Public

My Commission Expires:

