This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1110147 DEEDQC
03/12/2024 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240312-0017122

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 the 19th day of January, 2024.

Notary Public
My Commission Expires: 03-03-2026

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Integrity Real Investment LLC 2968 Greentree Drive Smyrna, TN 37167	New Owner	076-05-0-127.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Mina Yousef, married and Marco Gerges, married** ("Grantor") do hereby quitclaim and convey unto **Integrity Real Investment LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, all of the Grantors' interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Hidden Hill of record in Plat Book 4860, page 43, 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 MINA YOUSEF, MARRIED and MARCO GERGES, MARRIED, by Warranty Deed from SUE ELLEN ROWEN, unmarried, dated March 9, 2023, and recorded on March 10, 2023, or record in Instrument No. 20230310-0017361, Register's Office for Davidson County, Tennessee.

Being also the same property referenced in the incomplete TENNESSEE QUIT CLAIM DEED, that failed to include the property's legal description, of record in Instrument No. 20230524-0039219, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

Being also known as **4832 Leesa Ann Lane, Hermitage, Tennessee 37076.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th MF day of March MF, 2024.

GRANTOR:

Mina Yousef

Marco Gerges

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mina Yousef and Marco Gerges**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th MF day of March MF, 2024.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Tonya Loftin, 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

3/11/2024

Date

Tonya Loftin

Affiant Signature

March 12, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of March, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)