This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22009-MC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $354,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2024.

Notary Public
My Commission Expires: _____

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Karen Johnson Davidson County
Batch# 1110180 DEEDWARR
03/12/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20240312-0017164

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wahed Labib and Mervat Matta 200 Farmbrook Ln. Mt. Juliet TN 37122	New Owner	076-05-0-127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Integrity Real Investment LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wahed Labib and Mervat Matta, 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 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 Integrity Real Investment LLC, with Marco Gerges acting as member by Tennessee Quitclaim Deed from Marco Gerges and Mina Yousef of record as Instrument Number 20230524-0039219, Register's Office for Davidson County, Tennessee, dated May 24, 2023 and recorded on May 24, 2023. As corrected in Quitclaim Deed of record as Instrument Number 20240312-0017122, Register's Office for Davidson County, Tennessee, dated May 11, 2024.

This is ☒ improved or ☐ unimproved property located at: **4832 Leesa Ann Lane, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

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

GRANTOR:

Integrity Real Investment LLC, a Limited Liability Company

By: _____
Mina Yousef, Member

By: _____
Marco Gerges, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

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 are the **Members of Integrity Real Investment LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

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

_____
Notary Public
My Commission expires: 5-9-2026

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

202403120017164

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)