Karen Johnson
Batch # 1124188
04/17/2024 01:50:56 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240417-0027485

Name and Address of New Owner:
SMG Investors, LLC
5569 Hickory Woods Drive
Antioch, TN 37013

Send Tax Bills To:
SMG Investors, LLC
5569 Hickory Woods Drive
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 081-10-0-338.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mina S. Shahta, an unmarried man, Maro M. Gerges, an unmarried man and Mark M. Gerges, an unmarried man, as tenants in common ,** "the Grantor," convey and quitclaim unto **SMG Investors, LLC, a Tennessee Limited Liability Company** "the Grantees," all their interest in the following described real estate in Rutherford County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly one-half (1/2) of the Northerly Eighty (80) feet of the Southerly 122.5 feet of Lot Nos. 10 and 15 on the Plan of the Subdivision of Georgia Industrial Realty Co's North Nashville Property, as of record in Book No. 421, Page 188, of the Register's Office for Davidson County, Tennessee.

Said Northerly one-half (1/2) of the Northerly 80 feet of the Southerly 122.5 feet of Lot Nos. 10 and 15 as aforesaid fronts 40 feet on the Westerly side of 23rd Avenue North and runs back between parallel lines 420 feet to the Easterly margin of 24th Avenue North.

Being the same property conveyed to Mina S. Shahta, Maro M. Gerges and Mark M. Gerges by Warranty deed from R. Tracy Fitzgerald of record in Instrument No. 20210203-0015324 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 3, 2021.

This property is known as: 1620 24th Avenue North, Nashville, TN 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 4th day of April, 2024.

Mina S. Shahta

Mina S. Shahta

Maro M. Gerges

Maro M. Gerges

Mark M. Gerges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2024, before me personally appeared Mina S. Shahta, Maro M. Gerges and Mark M. Gerges to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2024.

Notary Signature
My commission expires: 3/2/25

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

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2024.

Notary Signature
My commission expires: 3/2/25

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