This document was prepared based upon information provided by the parties by:

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The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties.

Address New Owner as Follows:

Rimon Makar
570 Church Street E
Apt 105
Brentwood, TN 37027

Send Tax Bills to:

Same as Owner

District: GSD
Parcel: 075-05-0-012.00

Property address: 313 Bonnavue Drive, Hermitage, Tennessee 37076

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, JANET GERGES, for an in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey remise, release and forever quitclaim unto RIMON MAKAR, his heirs and assigns, her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, and is more particularly described as follows:

Being Lot No. 710 on the Plan of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 710 fronts 79.9 feet on the southwesterly margin of Bonnavue Drive, and runs back between lines measuring 220.6 feet on the northwesterly line and 203.9 feet on the southeasterly line to a dead line in the rear measuring 81.25 feet thereon.

BEING the same property conveyed to Rimon Makar by virtue of Substitute Trustee's Deed dated 06/17/2009 and recorded at Instrument No. 20150423-0036376 in the Register's Office for Davidson County, Tennessee.

Being a part of the same real estate conveyed to Rimon Makar and Janet Gerges, his wife, from Rimon Makar, by Deed dated the 23rd day of April, 2015 and recorded at Instrument No. 20150423-0036464 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1141318 DEEDQC
05/31/2024 03:00:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240531-0040662

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this the 7th day of May, 2024.

Janet Gerges

JANET GERGES

WITNESS my hand this the 8th day of May, 2024.

Rimon Makar

RIMON MAKAR

State of Tennesse)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JANET GERGES, with whom I am personally acquainted (or provided me on the basis of satisfactory evidence), and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2024.

Notary Public
My Commission Expires: 9/7/26

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, RIMON MAKAR, with whom I am personally acquainted (or provided me on the basis of satisfactory evidence), and who acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2024.

Notary Public
My Commission Expires: 07/06/2026

BRANDES B. HOLCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

KARA GIESING
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT

STATE OF Tennessee)
COUNTY Davidson)

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0.00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a *Marital Dissolution Agreement* in the case of Rimon Makar v Janet Gerges, Third Circuit Court for Davidson County, Tennessee Docket No. 23D1371.

Janet Gerges
JANET GERGES

Witness my hand and official seal this the 7th day of May, 2024.

NOTARY PUBLIC

My commission expires: 9/7/26

BRANDES B. HOLCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Rimon Makar
RIMON MAKAR

Witness my hand and official seal this the 8th day of May, 2024.

NOTARY PUBLIC

My commission expires: 07/06/2026

KARA GIESING
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON