Karen Johnson Davidson County
Batch# 1143896 DEEDWARR
06/06/2024 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20240606-0042344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$680,000.00.**

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 31ST DAY OF MAY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/6/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2689-FC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Jacob Bolton 1620 24th Avenue North Nashville, TN 37208	New Owner	081-10-0-338.00

For and in consideration of the sum of Six Hundred Eighty Thousand And 0/100 ($680,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

SMG INVESTORS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JACOB BOLTON, UNMARRIED MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

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 SMG Investors, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mina S. Shahta, an unmarried man, Maro M. Gerges, an unmarried man and Mark M. Gerges, an unmarried man, as tenants in common of record in Instrument No. 20240417-0027485, dated April 4, 2024, and recorded April 17, 2024, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Mina S. Shahta, an

unmarried man, Maro M. Gerges, an unmarried man and Mark M. Gerges, an unmarried man, as tenants in common by Warranty Deed from R. Tracy Fitzgerald, unmarried of record in Instrument No. 20210203-0015324, dated January 29, 2021, and recorded February 3, 2021, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR SMG INVESTORS, LLCSMG INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to JACOB BOLTON, AN UNMARRIED MAN FOR THE TRANSFER OF PROPERTY LOCATED AT 1620 24TH AVENUE NORTH, NASHVILLE, TN 37208.]

Witness our/my hand on the 31st day of May, 2024.

SMG Investors, LLC

SMG Investors, LLC, a Tennessee Limited Liability Company

Mark Gerges, Member

SMG Investors, LLC, a Tennessee Limited Liability Company

Maro Gerges

Maro Gerges, Member

SMG Investors, LLC, a Tennessee Limited Liability Company

Mina Shahta, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Mark Gerges, Maro Gerges, and Mina Shahta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Themselves to be the Members of SMG Investors LLC, a Tennessee Limited Liability Company, and are authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of by themselves as SMG Investors LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal this 31st day of May, 2024.

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/6/25

Certificate of Authenticity

I, Kimberly Hollingshead, 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 05/31/2024.

Kimberly Hollingshead, Esq.

29th May, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of May, 2024.

Notary Signature

My Commission Expires: 1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY