Karen Johnson
Batch # 1156221
07/09/2024 04:22:49 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240709-0051522

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
424 Church Street, Suite 2000
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Sent Tax Bills to:	Map-Parcel
Janet Gerges 762 Peach Orchard Drive Nashville, Tennessee 37204	Janet Gerges 762 Peach Orchard Drive Nashville, Tennessee 37204	147-03-0B-034.00-CO

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409 (a) (3) (E) and is executed in accordance with the terms and conditions in the Marital Dissolution Agreement executed in that certain case styled Rimon Makar v. Janet Gerges, Docket No. 23D-1371, in the Third Circuit Court for Davidson County, Tennessee.

Accordingly, Rimon Makar ("Grantor") does hereby quitclaim unto Janet Gerges ("Grantee"), her successors, heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. D-4 of Southern Hills Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southern Hills Condominiums of record in Book 6594, Page 502, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Rimon Makar and (Wife) Janet Gerges, by deed from Jeff Hime, an unmarried man of record in Instrument No. 20141113-0104968 Register's Office for Davidson County, Tennessee dated November 11, 2014 and recorded on November 13, 2014.

The address of the herein described property is believed to be 370 Wallace Road, #D-4, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th day of May, 2024.

Rimon Makar
RIMON MAKAR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rimon Makar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

KARA GIESING
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 07/06/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled Rimon Makar v. Janet Gerges, Docket No. 23D-1371, in the Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

BRANDES B. HOLCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2028

Janet Gerges
Affiant/Janet Gerges

Sworn to and subscribed before me, this 7th day of May, 2024.

Notary Public

My Commission Expires: 9/7/26

