20240820006391 6

Karen Johnson Davidson County
Batch# 1172324 DEEDQC
08/20/2024 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063916

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of August, 2024.

Notary Public

COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Gerees Home LLC, a Tennessee limited liability company	Gerees Home LLC, a Tennessee limited liability company	076 01 0 105.00 and
(Name) 1402 Saddle Crest Mt. Juliet, TN 37122	1402 Saddle Crest Mt. Juliet, TN 37122	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Samir Abdalla Gerees and Emad N. Kerolos, hereinafter referred to as Grantor(s), hereby quitclaim to Gerees Home LLC, a Tennessee limited liability company his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 100A on the Plan of Zone Lot Division Lots 89, 90 and 100 on the Plan of Tulip Grove Woods, Phase One, of record in Plat Book 6250, page 619, amending Book 6200, page 69, 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 Peggyann Dassau, unmarried woman from Chrysten Noel Scillion, a single person by Warranty Deed dated September 14, 2020 and recorded on September 18, 2020, in Instrument No. 20200918-0107083, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company from Peggyann Dassau, unmarried woman by Warranty Deed dated April 23, 2024 and recorded on April 24, 2024, in Instrument No. 20240424-0029583, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Samir Abdalla Gerees and Emad N. Kerolos from Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed dated April 23, 2024and recorded on April 24, 2024, in Instrument No. 20240424-0029664, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 16th day of August, 2024.

Samir Abdalla Gerees

Emad N. ~~Kereles~~ Kerolos A.H.

STATE OF TENNESSEE

COUNTY OF WILSON *Kerolos A.H.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Samir Abdalla Gerees and Emad N. ~~Kereles~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

August 16, 2024.

Date

Amanda Maynor

Affiant Signature

August 20, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of August, 2024.

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON