Karen Johnson Davidson County
Batch# 1207919 DEEDQC
11/22/2024 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241122-0091451

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

SHAWKY MORKOS, ET UX

TO: QUITCLAIM DEED

SHAWKY MORKOS, Trustee of the
SHAWKY MORKOS REVOCABLE TRUST dated November 21, 2024, ET AL

THIS QUITCLAIM DEED OF REALTY, executed this 21 day of November, 2024, by and between SHAWKY MORKOS and NEVIN GERGIS, husband and wife ("Grantors"), and SHAWKY MORKOS, Trustee of the SHAWKY MORKOS REVOCABLE TRUST dated November 21, 2024, and any amendments thereto, ***an undivided one-half (50%) interest*** and NEVIN NAZIH MESIHA GERGIS, Trustee of the NEVIN NAZIH MESIHA GERGIS REVOCABLE TRUST dated November 21, 2024, and any amendments thereto, and any amendments thereto, ***an undivided one-half (50%) interest*** ("Grantees"),

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

PARCEL I:
Land in Davidson County, Tennessee, being Lot No. 105 on the Final Plat of Keeneland Downs, Phase 2, a Planned Unit Development, as of record in Instrument No. 20180525-0050194 and Surveyor's Certificate of Correction in 20180605-0053852 and Certificate and in Instrument No. 20180911-0089784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shawky Morkos and Nevin Gergis, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated March 11, 2022 and recorded March 23, 2022 of record in Instrument

No. 20220323-0033507, in the Register's Office for Davidson County, Tennessee.

PARCEL II:
Land in Davidson County, Tennessee, being Lot No. 333, on the plan of Forest View Park, Section X, Phase One, of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nevin Gergis and Shawky Morkos, wife and husband, by Warranty Deed from Elida Lopez and Jorge A. Lopez-Cruz, wife and husband, dated April 9, 2020 and recorded April 16, 2020 of record in Instrument No. 20200416-0039751, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

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

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Shawky Morkos
SHAWKY MORKOS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHAWKY MORKOS, 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 seal at office this the 21 day of November, 2024.

My Commission Expires:
5/8/28.

Alexandra Hulme
Notary Public

ALEXANDRA HULME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

NEVIN GERGIS

NEVIN GERGIS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, NEVIN GERGIS, 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 seal at office this the 21 day of November, 2024.

My Commission Expires:
5/8/28.

Notary Public

| Property Owners Name And Mailing Address: | Person or Entity Responsible for Payment of Property Taxes: |
|---|---|
| Shawky Morkos, Trustee of the Shawky Morkos Revocable Trust, Et Al 5016 Arrogate Drive Antioch, TN 37013 | SAME/OWNER |
| Property Addresses: | Map and Parcel Nos.: |
| Parcel I: 5016 Arrogate Drive Antioch, TN 37013 | 150 14 0D 105.00 |
| Parcel II: 3489 Calais Circle Antioch, TN 37013 | 150 09 0A 167.00 |

ALEXANDRA HULME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

**Tennessee Certification of Electronic Document**

I, Jennifer Wheeler, do hereby make oath that I am 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.

Jennifer Wheeler
Affiant Signature

11.21.24
Date

State of Tennessee )
)
County of Davidson )

Sworn to and subscribed before me this 21 day of November, 2024.

Alexandra Hulme
Notary's Signature




MY COMMISSION EXPIRES: 5/8/28