Karen Johnson Davidson County
Batch # 1212609 DEEDQC
12/04/2024 01:26:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241204-0094230

This Instrument Prepared By:
Hagar & Phillips, PLLC
207 University Avenue
Lebanon, TN 37087

Send Tax Bill To:
Gamil Faragallah
Marsil Monkarious
1065 Bradburn Village
Antioch, TN 37013

QUITCLAIM DEED

THIS INSTRUMENT made and entered into by and between JACK FARAGALLAH, TRUSTEE of the Gamil Faragallah and Marsil Mankorious Irrevocable Living Trust, dated December 3, 2024, GAMIL FARAGALLAH and MARSIL MANKORIOUS of Davidson County, Tennessee;

WITNESSETH

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid and other valuable mutual considerations, the receipt of which is hereby acknowledged, we, GAMIL FARAGALLAH and MARSIL MANKORIOUS convey, unto JACK FARAGALLAH, TRUSTEE of the Gamil Faragallah and Marsil Mankorious Irrevocable Living Trust, dated December 3, 2024, all of our right, title interest and estate, in and to a certain tract or parcel of land together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Map: 164-6-D Parcel: 2772 Group: CO

Being all of Unit No. 272, on the plan of The Townhomes of Bradburn Village, Phase 4, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument No. 20121109-0103798 and Instrument No. 20210329-0041050; and amended of record in Instrument No. 20210412-0047996, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Gamil Faragallah and Marsil Mankarious, Husband and Wife, by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation, dated December 17, 2021, appearing of record in Instrument No. 20220113-0005435, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20070817-0098536, and supplemented of record in Instrument Number 20121109-0103798, Instrument Number 20210329-0041050; Assignment of Developer's Rights of

record in Instrument No. 20210329-0041049; Transmission Line to United States of America of record in Instrument No. 20020909-0109149; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Right of Way of Colonial Pipeline of record in Book 3670, page 396, Book 4579, page 913, and in Book 3644, page 317; TVA and Pipeline Easement of record in Book 4728, page 63; Agreement Regarding Grant of Easement of record in instrument No. 20070622-0074712; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150105-0000515 and in Instrument No, 20180419-0036999; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080502-0045461; Access, Utility, and Drainage Easement Agreement of record in Instrument No. 20171229-0132505; and to any and all matters shown on said plat and survey of record as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument No. 20121109-0103798 and Instrument No. 20210329-0041050; and subject to the Deed of Trust of record in Instrument No. 2022-0113-0005437; and subject to the Deed of Trust of record in Instrument No. 2022-0113-0005436; all of said Register's Office.

PROPERTY ADDRESS: 1065 Bradburn Village Drive, Antioch, Tennessee 37013

Property Owner: Gamil Faragallah and Marsil Monkarious
Irrevocable Living Trust
C/O Jack Farahallah, Trustee
Address: 1065 Bradburn Village, Antioch, TN 37013

Property Taxes shall be paid by Gamil and Marsil Monkarious.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

I HEREBY remise, release, and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the described parcel of land, and improvements and appurtenances thereto.

GRANTOR CONVENANTS WITH SAID Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

TAXES for the year 2024 will be prorated as of the date of this deed and settled in cash between the parties with the parties being jointly responsible to the County Trustee for taxes. Prior year taxes, if any, will be paid by the parties.

POSSESSION shall be given no later than with delivery of this deed.

THIS QUIT CLAIM DEED is subject to any and all indebtedness of record.

IN WITNESS WHEREOF the Grantor has hereunto set his manual signature this 4th day of December, 2024.

Gamil

GAMIL FARAGALLAH, Grantor

MARSIL MANKARIOUS

MARSIL MANKARIOUS, Grantor

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Grantor, GAMIL FARAGALLAH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons described in and who acknowledged the execution of the foregoing instrument as her free and voluntary act and deed for the purposes therein contained.

WINTESS MY HAND AND OFFICIAL SEAL this 4th day of December, 2024.

My Commission Expires: 08.21.2027

Tracey Brennan
NOTARY PUBLIC

TRACEY LYNNE BRENNAN NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Grantor, MARSIL MANKORIOUS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons described in and who acknowledged the execution of the foregoing instrument as her free and voluntary act and deed for the purposes therein contained.

WINTESS MY HAND AND OFFICIAL SEAL this 4th day of December, 2024.

My Commission Expires: 08.21.2027

Tracey Brennan
NOTARY PUBLIC

TRACEY LYNNE BRENNAN NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Wilson

Under T.C.A. § 67-4-409(a)(4), the actual consideration of this conveyance is $10.00.

Jack Faragallah, Trustee

SWORN AND SUBSCRIBED before me
this 4th day of December, 2024.

My Commission Expires: 7/27/26

NOTARY PUBLIC

DAVID C. BRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

New Owner:
Gamil Faragallah and Marsil Mankorious Irrevocable Living Trust
c/o Jack Farahallah, Trustee
1065 Bradburn Village Drive
Antioch, TN 37013