REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1221842 DEEDQC
12/31/2024 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241231-0101305

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 17 DAY OF December, 2024.

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDY HARRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
loan depot.com LLC
6581 Irvine Center Drive
Irvine, CA 92618

175 04 0B 050.00

NEW OWNER:
Emad Georgi and Mervat Yani
1364 Heirloom Drive
Antioch, TN 37013

DEED CREATING A TENANCY BY THE ENTIRETY

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 17th day of December, 2024 between EMAD GEORGI (hereinafter referred to as "GRANTOR") and EMAD GEORGI AND MERVAT YANI, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantor and Grantee, an interest as tenants by the entirety, in and to the following described tract or parcel of real property:

A certain tract or parcel of land located in Davidson County, State of Tennessee, more fully described as follows:

Being all of Lot No. 50 as shown on the Final Subdivision Plat for Phase 1 Oliveri SP Subdivision of record in Instrument No. 20240315-0017966 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation, by Oliveri, LLC, a Tennessee limited liability company, dated April 16, 2024, and filed of record on April 17, 2024, of record in Instrument No. 20240417-0027538, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Emad Georgi by Meritage Homes of Tennessee, Inc., an Arizona corporation, dated September 25, 2024, and filed of record on September 26, 2024, of record in Instrument No. 20240926-0074645, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 175 04 0B 050.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1364 Heirloom Drive, Antioch, TN 37013.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

It is the sole purpose of this instrument to create an estate by the entireties in and to the interest in the above-described tract or parcel of land previously held by the Grantor pursuant to Section 66-1-109 of the Tennessee Code Annotated, as most recently amended.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Emad Georgi
EMAD GEORGI

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared EMAD GEORGI, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17th day of December, 2024.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 12/17/2024.

Rhonda S Hardison

Affiant Signature

12/30/2024

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 30th day of December, 2024.

Notary Public
My Commission Expires:

