WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285096 DEEDWARR
06/17/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20250617-0047287

File No.: RES-25-3228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

RILEY HERRICK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2028 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Androw Gergis	Mega Capital Funding, Inc.	150 10 0 242.00
(NAME)	(NAME)	
3228 Forest Breeze Drive Antioch, TN 37013	26637 Agoura Road Ste. 100 Calabasas, CA 91302	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DALIA SAMAAN GERGIS, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ANDROW GERGIS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the plan of SECTION 1-B, LAKE TOWNE PARK, as shown on plat of record in Book 6900, Page 674, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Naser Gergis and wife, Dalia Samaan, from Dana L. Mitchell Victory, f/k/a Dana L. Mitchell and husband, Charles M. Victory, by Warranty Deed dated May 29, 2007, recorded June 4, 2007, in Instrument No. 20070604-0066044, in the Register's Office of Davidson County, Tennessee.

Naser Gergis having died on February 18, 2011.
Dalia Samaan is now known as Dalia Samaan Gergis.
The spouse of Dalia Samaan Gergis, Medhat Gergis, is not required to sign on said deed as the property being conveyed is not a marital residence.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3228 Forest Breeze Drive, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of June, 2025.

Dalia Samaan Gergis

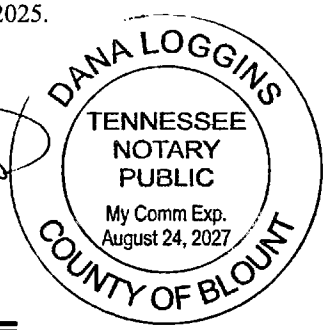
Dalia Samaan Gergis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2025, before me personally appeared Dalia Samaan Gergis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2025.

Notary Signature
My commission expires:



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFever, 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 June 13, 2025.

Affiant Signature

6/13/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13 day of June, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-3228