Karen Johnson
Batch # 1404800
04/13/2026 10:05 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260413-0029900

THIS DOCUMENT PREPARED BY:
Ellis H. Marshall, III
MARSHALL & ASSOCIATES, PLLC.
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FROM: **MARINA BOUTROS AND MENA GIRGIS**

TO: **MARINA BOUTROS**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
MARINA BOUTROS 1524 Hamilton Cross Drive Antioch, TN 37013	MARINA BOUTROS 1524 Hamilton Cross Drive Antioch, TN 37013	Map: 164 Parcel: 49.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Marina Boutros
MARINA BOUTROS, Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **MARINA BOUTROS**, Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **MARINA BOUTROS**, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Davidson, Tennessee, this 9th day of April, 2026.

George Hanna
NOTARY PUBLIC
My Commission Expires: 07-02-2029

GEORGE HANNA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 02, 2029

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **MARINA BOUTROS**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MENA GIRGIS**, Grantor, does hereby quitclaim, transfer and convey to **MARINA BOUTROS** all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9 day of April, 2026.

MENA GIRGIS

MENA GIRGIS, Grantor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **MENA GIRGIS**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **MENA GIRGIS**, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Davidson Tennessee, this 9th day of April, 2026.

George Hanna
NOTARY PUBLIC
My Commission Expires: 07-02-2029

GEORGE HANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 02, 2029

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 49, on the plan of Final Plat Hamilton Run, Phase 2, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20190521-0047861, 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 a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated December 6, 2019, appearing of record in Instrument No. 20191230-0134220, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marina Boutros and Mena Girgis, wife and husband, from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated May 11, 2020, of record in Instrument No. 20200511-0048558, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20190107-0001448; Easement for Sanitary sewers and/or storm drainage, water mains, pumps, and appurtenances contained in Instrument No. 20160802-0079381, Instrument No. 20180302-0020008, and in Instrument No. 20180312-0023073; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20160413-0035292; Grant of Transmission Line Easement to the United States of America of record in Book 2336, page 541, Book 4441, page 754; Right of Way Easement granted in Davidson County, Tennessee of record in Book 2544, page 448; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument No. 20190521-0047861; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

This Deed was created with information provided by Marina Boutros, and without the aid of a title search. No warranty of title expressed or implied.

The is improved property known as: 1524 Hamilton Cross Drive, Antioch, TN 37013.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.