RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-39804-26

Karen Johnson Davidson County
Batch# 1427989 DEEDWARR
06/04/2026 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20260604-0050584

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of June, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Bennett Miller<br>530 Veritas St.<br>Nashville, TN 37211 | Same address as new owner | 133-05-0-005 |

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED EIGHTY TIIOUSAND AND 00/100 Dollars ($580,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARCO GERGES, MARK GERGES, AND MINA SHAHTA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN BENNETT MILLER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 365 on the Plan of Map of Sunrise Heights, Second Plan, of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines 150 feet to a 15-foot alley.
>
> Being the same property conveyed to Mark Gerges, Maro Gerges, and Mina Shahta from Mark Gerges and Maro Gerges by Quitclaim Deed dated October 31, 2023 and recorded November 6, 2023 in Instrument #20231106-0086812, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 530 Veritas Street, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantors at any time, Grantors warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY/OUR HANDS, this 1 day of June, 2026

GRANTOR(S)

Maro Gerges

Maro Gerges

Mark Gerges

Mark Gerges

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Maro Gerges and Mark Gerges with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of June, 2026.

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WITNESS MY/OUR HANDS, this 1 St day of June, 2026

GRANTOR(S)

Mina Shahta

STATE OF TENNESSEE
COUNTY OF Bedford

Personally appeared before me, a Notary Public, Mina Shahta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of June, 2026.

Notary Public

J. Warren Evans
Printed Notary Name

My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1, 26 (date of document).

Jennifer Pennell

June 4, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 4, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal