WARRANTY DEED

Karen Johnson Davidson County
Batch# 1437241 DEEDWARR
06/23/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,130.46
20260623-0056472

BG-PPP-26-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Gerges and Maro Gerges	Mark Gerges and Maro Gerges	
(NAME)	(NAME)	080-12-0-214.00
606 Westboro Drive	5569 Hickory Woods Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SUE M. HALLUM, TRUSTEE OF THE SUE HALLUM REVOCABLE TRUST U/A/D MAY 31, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK GERGES AND MARO GERGES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Located in Davidson County, Tennessee, and more particularly as follows:

Being Lot No 42 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sue M. Hallum, a single woman by Warranty Deed from Kevin Johnson and wife, Liora Johnson of record in Instrument No. 20120918-0084716 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 18, 2012.

Being the same property conveyed to Sue M. Hallum, Trustee of The Sue Hallum Revocable Trust by Quitclaim Deed from Sue M Hallum of record in Instrument No. 20230607-0043104 Register's Office for Davidson County, Tennessee, dated May 31, 2023 and recorded on June 07, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 60, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 Westboro Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 22nd DAY OF JUNE, 2026.

Sue Hallum Revocable Trust

BY: _____
Sue M. Hallum
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE M. HALLUM, TRUSTEE of SUE HALLUM REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of June, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 22, 26 (date of document).

Jennifer Pennell

June 22, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 22, 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