Karen Johnson Davidson County
Batch# 1442737 DEEDQC
07/07/2026 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0060858

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Beshoy Gerges

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2026.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 26-0275

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Uncle Sam Homes, LLC	U.S. Bank Home Mortgage	Map: 149-09-0-101
(NAME) 2340 Robert Gwynne Drive	(NAME) PO Box 790415	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) St Louis, MO 63179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BESHOY GERGES, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

UNCLE SAM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being Lot No. 34 on the Plan of Barclay Square, Section 1, of record in Plat Book 4460, Page 141, Register's Office for said County.

Said Lot 34 fronts 54.78 feet on the northeasterly margin of Manatee Court and extends back 178.73 feet on the northwesterly line and 214.88 feet on the southeasterly line to a line on the rear which is a broken line on which it measures 114.05 feet.

Being the same property conveyed to Beshoy Gerges, a single man, by deed from Rosemary M. Dewilde, an unmarried woman, of record in Instrument No. 20260211-0010520, dated February 9, 2026, Register's Office for said County.

This is improved property, known as 228 Manitee Ct, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 2nd day of July, 2026.

Beshoy Gerges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beshoy Gerges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of July, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Channing Miles, 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 July 2, 2026.

(AFFIANT) – Channing Miles

07/02/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of July, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY