Karen Johnson Davidson County
Batch# 1462221 DEEDWARR
08/20/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260820-0077463

Name and Address of New Owner:
Sheerin Gerges
4801 Big Horn Drive
Old Hickory, TN 37138

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 065-13-0-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yessica Natalia Serrano Angulo, Trustee of The Enrique Vazquez Revocable Living Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sheerin Gerges, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 30 on the plan of Sherwood Forest, Section 1, as of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to The Enrique Vazquez Revocable Living Trust, by Quitclaim Deed dated March 10, 2026 from Enrique Vazquez, recorded March 13, 2026 in Instrument No. 20260313-0019995 in the Register's Office.

ALSO BEING CONVEYED:

Land in Davidson County, Tennessee, being a 0.02 +/- acre tract bounded on the North by Big Horn Dr, on the East by Austin and Newell-Berg Holdings TN, LLC, on the South by Imagine Rental LLC, and on the West by Vazquez and Casto.

Being the same property conveyed to Enrique Vazquez by Quitclaim Deed dated August 23, 2024 from Metropolitan Government of Nashville and Davidson County, Tennessee, recorded October 11, 2024 in Instrument No. 20241011-0079094 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2026.

The Enrique Vazquez Revocable Living Trust

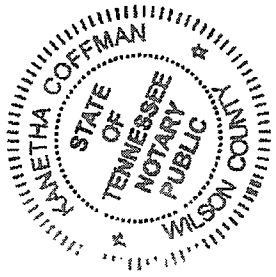
By: Yessica Natalia Serrano (SEAL)
Yessica Natalia Serrano Angulo, Trustee
Angulo, trustee Enrique Vazquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2026, before me personally appeared Yessica Natalia Serrano Angulo, Trustee of The Enrique Vazquez Revocable Living Trust, 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 12th day of August, 2026.

Notary Signature
My commission expires: 6/20/27



AFFIDAVIT OF VALUE

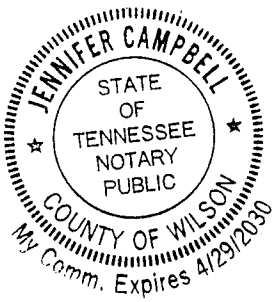
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of August, 2026.

Notary Public
My commission expires: 4/29/30
File No. 2026-9049-MA



Tennessee Certification of Electronic Document

I, Justin Foster 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 8-12-26 (date of document).

Affiant Signature

8-12-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of Aug, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027