Karen Johnson Davidson County
Batch# 1462363 DEEDQC
08/20/2026 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260820-0077643

Name and Address of New Owner:
Sheerin Gerges
4801 Big Horn Drive

Send Tax Bills To:
Sheerin Gerges

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

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

QUITCLAIM 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," convey and quitclaim any interest they have unto **Sheerin Gerges, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17 th day of August, 2026.

The Enrique Vazquez Revocable Living Trust

By: _____ (SEAL)
Yessica Natalia Serrano Angulo, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Yessica Natalia Serrano Angulo, Trustee of The Enrique Vazquez Revocable Living Trust**, the within named bargainor, 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 official seal this 17 th day of August, 2026.

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
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 $0, 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
th day of August, 2026.

Notary Public
My commission expires: 6/20/27

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File # 2026-9049-MA

202608200077643

Tennessee Certification of Electronic Document

I, Mary Armor, 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 8/17/26 (date of document).

M. Armor
Affiant Signature

8/18/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18th day of August, 2026

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11.26.2028

NOTARY'S SEAL

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028