PREPARED BY AND RETURN TO:

Ace Solutions Title Group, LLC
2620 Sumerian Drive
Suite 102
Land O Lakes, FL 34638
Consideration: $.00
Rec.: $.00
Tax ID No:
Our File: 2026-1337

Karen Johnson Davidson County
Batch# 1471489 DEEDQC
09/10/2026 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260910-0084041

Quit Claim Deed

Made this **20th day of August, 2026 A.D.**,

By: Mark Gerges a single person, 5569 Hickory Woods Drive Antioch, TN 37013, Maro Gerges, a single person,5569 Hickory Woods Drive Antioch, TN 37013 and Mina Shahta, a single person 4128 Saddlecreek Way Antioch, TN 37013 hereinafter called the grantor,**(s)**

To: **Mina Shahta, a single person of 4128 Saddlecreek Way, Antioch, TN 37013,** hereinafter called the grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: that the grantor, for and in consideration of the sum of Ten and 00/100 ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Davidson County, Tennessee viz:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mark Gerges

Maro Gerges

Mina Shahta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Mark Gerges, Maro Gerges and Mina Shahta, the within named grantor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and seal , at office , this 20 day of August 2026.

[Seal]

JOHN P JONES II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

John P. Jones II
Notary Public
Print Name: John P. Jones II
My Commission Expires: April 21, 2029

File Number: 3707219
WFG No. 2836005TN-A

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, OF HORIZONTAL PROPERTY REGIME, MINA SHAHTA PROPERTY, 1105, JENNINGS STREET, NASHVILLE, TENNESSEE, TOGETHER WITH COMMON AREAS AS ESTABLISHED IN THE DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 1105 JENNINGS, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20230327-0022187, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARK GERGES, MARO GERGES AND MINA SHAHTA BY QUIT CLAIM DEED FROM MINA SHAHTA OF RECORD AS INSTRUMENT NO. 20231106-0086813 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 31, 2023 AND RECORDED ON NOVEMBER 6, 2023.

BEING THE SAME PROPERTY CONVEYED TO MINA SHAHTA BY WARRANTY DEED FROM JEREMEY MALLARD, SINGLE OF RECORD AS INSTRUMENT NO. 20211213-0164564 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 07, 2021 AND RECORDED ON DECEMBER 13, 2021.

PARCEL NO.: 070 15 0B 001.00 (COMMON PROPERTY 070 15 0B 900.00)
BEING ALSO KNOWN AS 1105 JENNINGS ST, UNIT A, NASHVILLE, TN 37208

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Certificate of Authenticity

I, Richel Eugenio, 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 8/20/2026.

Date

Affiant Signature

08/20/2026
Date

State of Florida

County of Pasco

Sworn to and subscribed before me this 20TH day of AUGUST, 2026.

Notary's Signature

Notary Public State of Florida
Zachary Thompson
My Commission HH 569451
Expires 7/10/2028

My Commission Expires: 07/10/2028
Date

Notary's Seal (if on paper)