QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 157490 DEEDQC
11/07/2018 03:30:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181107-0110511

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alpha & Omega Equity LLC (NAME)	**Same** (NAME)	
P. O. Box 2842 (ADDRESS)	(ADDRESS)	**1190101580**
Brentwood, Tennessee 37024 (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,

ELOY SABAN AND WIFE, SUSAN SABAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ALPHA & OMEGA EQUITY LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 213 AND THE NORTHERLY PART OF LOT NO. 214 ON THE PLAN OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS NO. 14, 15, 16, 20, 21, 29 AND 30 CUMBERLAND NURSERIES SUBDIVISION AS OF RECORD IN PLAT BOOK 332, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT 213 FRONTS 50 FEET ON THE WESTERLY SIDE OF DORTCH AVENUE AND RUNS BACK 150 FEET ON THE NORTHERLY LINE AND 155 FEET ON THE SOUTHERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

THE NORTHERLY PART OF LOT NO. 214 FRONTS 25 FEET ON THE WESTERLY SIDE OF DORTCH AVENUE AND RUNS BACK 150 FEET ON THE NORTHERLY LINE AND 155 FEET ON THE SOUTHERLY LINE TO AN ALLEY, MEASURING 24 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ELOY SABAN AND WIFE, SUSAN SABAN, BY WARRANTY DEED FROM 115 DULUTH, LLC, OF RECORD IN INSTRUMENT NUMBER 20100826-0067612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2211 Dortch Avenue, Nashville, TN 37210**

Witness our hands this the 5th day of November, 2018.

Eloy Saban

Susan Saban

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eloy Saban**, the within named bargainor, 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 the 5th day of November, 2018.

Notary Public

My Commission Expires: 7-2-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 5th day of November, 2018.

Notary Public

My Commission Expires: 7-2-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY