Karen Johnson Davidson County
Batch# 889194 DEEDQC
07/14/2022 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220714-0081050

Drafted by:
MATTHEW KNABLE, Attorney at Law
P.O. BOX 52773
KNOXVILLE, TN 37950

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
DONALD BAYDOUN	DONALD BAYDOUN	042-07-0A-092.00
1108 PILGRIM COURT	1108 PILGRIM COURT	
MADISON, TN 37115	MADISON, TN 37115	

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, **ALMA & DUNE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** whose tax mailing address is **1108 PILGRIM COURT, MADISON, TN 37115**, for consideration paid, quitclaims to **DONALD BAYDOUN, A MARRIED MAN**, Grantee(s), whose address is 1108 PILGRIM COURT, MADISON, TN 37115

WITNESSETH, That the said Grantor, having been duly authorized by a resolution of its board of directors or otherwise, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, does by these presents hereby convey, remise, release and forever **QUITCLAIM** unto the said Grantee(s), and its successors and assigns, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described tract of land in the County of DAVIDSON, State of Tennessee, to wit:

Legal Description: BEING LOT NO. 316 ON THE PLAN OF HERITAGE SQUARE, PHASE THREE, OF RECORD IN PLAT BOOK 5200, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly Known As: 1108 PILGRIM COURT, MADISON, TN 37115
Parcel No.: 042-07-0A-092.00

"Being the same property conveyed to ALMA & DUNE INVESTMENTS, LLC by a Warranty Deed recorded on 4/13/2022 as Instrument No. 20220413-0042945, in the Register's Office of DAVIDSON County, Tennessee.

The word "Grantee(s)" as used herein shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on 7/7/2022.

ALMA & DUNE INVESTMENTS, LLC

Donald Baydoun

By:_____

Its: Co-Owner **[Signers Title]**

Lindsey Baydoun

By:_____

Its: Co-Owner **[Signers Title]**

STATE OF Tennessee)
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 7th day of July, 2022, by Donald Baydoun and Lindsey Baydoun who is personally known to me (or satisfactorily proven) to be the co-owners of Alma & Dune Investments, LLC the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

AUDREY ROSE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 3/3/26

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

Donald Baydoun

Lindsey Baydoun

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 7th day of July, 2022.

Notary Public

My commission expires: 3/3/26

AUDREY ROSE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Julie Cotta, 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 7, 2022 (date of document).

Julie Cotta
Affiant Signature

July 7th, 2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 7th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024