en Johnson Davidson County
Batch# 1009866 DEEDQC
06/01/2023 10.30.49 AM 2 pgs
Fees $12 00 Taxes $0 00
20230601-0041287

This instrument prepared by
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:
Alpha Estate, Inc

2089 Brookstone Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

SAME AS ADDRESSEE

This Deed is being prepared by information furnished by the parties and without the benefit of a title search. The preparer assumes no liability for the status of title

Map & Parcel: 072 15 0 024.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Samy Ayoub and Jackline Eryan

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Alpha Estate, Inc

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" and Unit "B", of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for Pennington Homes, a Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for Pennington Homes, a Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20220329-0036385, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws, as shown in Exhibit "D" of The Plan of Declaration of Protective Covenants.

Being all of the same property conveyed to Samy Ayoub and Jackline Eryan as tenants in Common by Warranty deed from Walter W. Dailey, Jr. and wife, Brenda L. Dailey, recorded on November 9, 2021 in Instrument No. 20211109-0149303 in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 28 day of April, 2023

Samy Ayoub

Jackline Eryan

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, personally appeared **Samy Ayoub and Jackline Eryan** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 28 day of April, 2023

My commission expires: 9-16-23

JUDITH C JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 28 day of April, 2023.

My commission expires: 9-16-23

Notary Public

JUDITH C JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY