QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1059963 DEEDQC
10/12/2023 10 42 52 AM 3 pgs
Fees $17 00 Taxes $0.00

20231012-0079950

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of Oct, 2023

Notary Public

MY COMMISSION EXPIRES 10-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Samy Ayoub		072-15-1M-002 00
(NAME)	(NAME)	
2089 Brookstone Drive	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alpha Estate Inc., a Tennessee Corporation,** hereinafter called the Grantor(s), have quitclaimed unto **Samy Ayoub and Jackline, as tenants in common,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being 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 the same property conveyed to Samy Ayoub and Jackline Eryan, as tenants in common, from Walter W Dailey, Jr , and wife, Brenda L Dailey, by Warranty Deed on November 9, 2021, of record in Instrument Number 20211109-0149303, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Alpha Estate, Inc , from Samy Ayoub and Jackline Eryan, by Quitclaim Deed on April 28, 2023, of record in Instrument Number 20230601-0041287, Register's Office for Davidson County, Tennessee

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

unimproved ✹

This is improved ✧ property, known as

2630 B Pennington Avenue, Nashville, TN 37216

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my/our hands this 11 day of October, 2023

Alpha Estate Inc

BY _____

Its. Member

Alpha Estate Inc

BY _____

Its Member

State of Tennessee
County of Davidson

Personally appeared before me, Judith C Jacobs a notary public in and for the state and county aforementioned, Samy Ayoub with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be incorporator of Alpha Estate, Inc and that he as such incorporator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as incorporator

WITNESS my hand and seal this 11 day of October, 2023

Notary Public Jonathon Triston Jacobs
My Commission Expires 10-23-25



State of Tennessee
County of Davidson

Personally appeared before me, Judith C Jacobs a notary public in and for the state and county aforementioned, Jackline Eryan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be incorporator of Alpha Estate, Inc and that she as such incorporator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herselff as incorporator

WITNESS my hand and seal this 11 day of October, 2023

Notary Public Jonathon Triston Jacobs
My Commission Expires 10-23-25



RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: