Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-10-23-26304

Karen Johnson Davidson County
Batch# 1062954 DEEDWARR
10/19/2023 01 12:15 PM 2 pgs
Fees: $13 00 Taxes $2,553 00

20231019-0082083

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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
Christopher Perez	Same as new owner	072-15-1M-001 00
(NAME)	(NAME)	
2630 A Pennington Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alpha Estate, Inc., a Tennessee corporation** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Perez, an unmarried man and Tara Minogue, an unmarried woman, as joint tenants with rights of survivorship** hereinafter called the GRANTEES, their heirs and 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 "A", 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

unimproved ●

This is improved ● property, known as 2630 A Pennington Ave, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Source of title: Instrument No. 20230601-0041287, Davidson County, TN.

Witness my/our hands this 17th day of October, 2023

Alpha Estate Inc
a Tennessee Corporation

By _____
Samy Ayoub
Its Authorized Representative

State of Tennessee
County of Davidson

Personally appeared before me, 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 Authorized Representative of Alpha Estate, Inc and that he as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Representative

WITNESS my hand and seal this 17th day of October, 2023

_____
Notary Public _____
My Commission Expires 6-23-25

File No 202310002

