Karen Johnson Davidson County
Batch# 1106506 DEEDQC
03/01/2024 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014362

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 29 DAY OF February, 2024.

Notary Public

COMMISSION EXPIRES: 3-2-27

(AFFIX SEAL)

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
190 D Saundersville Drive, Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
		092 07 0 023.00
Donald Baydoun	Donald Baydoun	
2215 Hermosa Street Nashville, TN 37208	2215 Hermosa Street Nashville, TN 37208	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Alma & Dune Investments, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, hereby quitclaims to **Donald Baydoun,** his heirs and assigns forever, all of their right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

The Land Referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as Follows:

Being Lot No. 1 on the Map of John Langhams Lots Northwest Nashville, as of record in Book 57, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 Front 24 feet on the Southerly side of Hermosa Street, and runs back 160 feet on the Easterly line, and 166 feet on the Westerly line with the Easterly margin of 23rd Avenue North to an Alley, and shows 68 feet on said alley.

Being the same property conveyed to Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware limited liability company from SFR MT LLC, a Delaware limited liability company by Special Warranty Deed dated November 12, 2019 and recorded on November 26, 2019 in Instrument No. 20191126-0122490, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alma & Dune Investments, LLC, a Tennessee Limited Liability Company from Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware Limited Liability Company by Warranty Deed dated April 28, 2023 and recorded on May 2, 2023 in Instrument No. 20230502-0032606, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2215 Hermosa St, Nashville, TN 37208

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, **Alma & Dune Investments, LLC, a Tennessee Limited Liability Company** has hereunto set its signature, on this, the 29 day of February, 2024.

Alma & Dune Investments, LLC,
a Tennessee Limited Liability Company

By: _____
Donald Baydoun
Member and Authorized Signer

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Donald Baydoun**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member and Authorized Signer of Alma & Dune Investments, LLC, a Tennessee Limited Liability Company , and is authorized to execute the instrument on behalf of Alma & Dune Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member and Authorized Signer, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member and Authorized Signer.

Witness my hand and official seal, this the 29 day of February, 2024.

_____
Notary Public

My Commission Expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 **February 29, 2024**.

Date

Tonya Loftin

Affiant Signature

March 1, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of March, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)