BOX 10-A

This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1229971 DEEDQC
01/24/2025 09 59 48 AM 2 pgs
Fees $12 00 Taxes $0 00
20250124-0005595

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Alma & Dune Investments, LLC 2403 Stivers St. Nashville, TN 37218	New Owner	070-05-0U-001.00-CO & 070-05-0U-002.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Donald N. Baydoun** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Alma & Dune Investments, LLC** to the following tract of land in Davidson County, Tennessee described as follows:

Property situated in Davidson County, TN:

Units A and B, of the Stivers Street Condominiums, as established in Master Deed Establishing Horizontal Property Regime Stivers Street Condominiums, of record at Instrument No. 20240731-0058125, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald N. Baydoun by Warranty Deed from Mark Kennedy, unmarried, and Dolores Kennedy, unmarried of record in Instrument No. 20171107-0114462 Register's Office for Davidson County, Tennessee, dated November 3, 2017 and recorded on November 7, 2017.

Being also known as 2403 Stivers Street, Nashville, TN 37218.

Witness my hand this 23 day of January. 2025

Donald N Baydoun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Donald N. Baydoun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of January, 2025

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 23 day of January, 2025

Notary Public

Commission expires

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON