QUITCLAIM DEED

STATE OF CA, COUNTY OF Sacramento

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Mariam Alajou
Affiant

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Subscribed and sworn to me on _____, 2025.

SEE ATTACHED FOR REQUIRED CALIFORNIA NOTARY WORDING

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samir J. Alajou & Mariam F. Alajou, Cotrustees 431 Wilhaggin Dr. Sacramento, CA 95864	Same as New Owner	098-05-0-190.00 060-16-0-028.00 073-09-0-148.00 075-08-0-256.00 071-15-0F-012.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Samir J. Alajou and Mariam F. Alajou, husband and wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Samir J. Alajou and Mariam F. Alajou, as Costrustees, or their successor(s) in trust, under The Samir J. Alajou and Mariam F. Alajou Revocable Living Trust, dated March 18, 2025, and any amendments thereto, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to certain tracts of land in Davidson County, Tennessee, described as follows:

Karen Johnson Davidson County
Batch# 1253751 DEEDQC
03/28/2025 01:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250328-0023506

5169 Hunters Point Lane, Hermitage, TN 37076
Map Par No. 098-05-0-190.00

Land in Davidson County, Tennessee, being Lot No. 36A, on the plan of ZONE LOT DIVISION LOT 36-HUNTER'S POINT SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 736, as shown on plat of record in Book 8250, Page 396, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Samir Alajou and Mariam Alajou, husband and wife, by Warranty Deed from Angela Berry Barham and Andrea Berry Cooley, so-trustees of the 5169 Hunters Pt. Property Trust ua dated 03/22/2019, dated August 6th, 2020, and recorded on August 12th, 2020, of record in Instrument No. 20200812-0089708, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5169 Hunters Point Lane, Hermitage, TN 37076.

2709 Brunswick Drive, Nashville, TN 37207
Map Par No. 060-16-0-028.00

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Map of Capitol View Subdivision, of record as Book 974, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samir J. Alajou and Mariam F. Alajou, husband and wife, by Warranty Deed from Tucker Caton and Stacy Caton, husband and wife, dated August 13th, 2018, and recorded on August 14th, 2018, of record in Instrument No. 20180814-0080380, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2709 Brunswick Drive, Nashville, TN 37207.

2011 Upland Drive, Nashville, TN 37216
Map Par No. 073-09-0-148.00

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Henderson Gardens, Section l, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 70.0 feet on the northeast margin of Upland Drive and runs back 139.l feet on the southeast line to a dead line in the rear on which measures 105.9 feet.

Being the same property conveyed to Samir J. Alajou and Mariam F. Alajou, husband and wife as joint tenants, by Warranty Deed from Alan Dale West, an unmarried individual, dated August 22nd, 2017, and recorded on August 25th, 2017, of record in Instrument No. 20170825-0087675, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2011 Upland Drive, Nashville, TN 37216.

694 Frankfort Drive, Hermitage, TN 37076
Map Par No. 075-08-0-256.00

Land in Davidson County, Tennessee, being Lot No. 581 on the Plan of Tulip Grove, Section 12, of record in Plat Book 5800, Page 264, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samir J. Alajou and Mariam F. Alajou, husband and wife, by Warranty Deed from Sarah R. Jones f.k.a. Sarah R. Kirby and Clifford Lee Jones, II, wife and husband, dated June 30th, 2021, and recorded on July 6th, 2021, of record in Instrument No. 20210706-0090431, Register's Office for Davidson County, Tennessee.

This is improved property, known as 694 Frankfort Dr., Hermitage, TN 37076.

120 Marie Street, Nashville, TN 37207
Map Par No. 071-15-0F-012.00-CO

Land in Davidson County, Tennessee, being Unit No. 12, Eastmoreland Place, a Horizontal Property Regime with private elements, as shown on Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for Eastmoreland Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161011-0107465, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samir J. Alajou and Mariam F. Alajou, husband and wife, by Warranty Deed from Cleveland Parke Partners GP, dated April 14th, 2021, recorded on April 16th, 2021, of record in Instrument No. 20210416-0051398, Register's Office for Davidson County, Tennessee.

This is improved property, known as 120 Marie St., Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

[Signature page to follow]

WITNESS my hand on March 24, , 2025.

Samir J Alajou

Samir J. Alajou

Mariam F. Alajou

Mariam F. Alajou

STATE OF California

COUNTY OF Sacramento

On 03/24, 2025, before me personally appeared **Samir J. Alajou**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/24, 2025.

M. DIBAJ
COMM. # 2442833
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Exp. Mar. 28, 2027

NOTARY PUBLIC

My Commission Expires: 03/28/2027

STATE OF California

COUNTY OF Sacramento

On 03/24, 2025, before me personally appeared **Mariam F. Alajou,** to me known (or **proved to me on the basis of satisfactory evidence**) to be the person described in **and who** executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/24, 2025.

M. DIBAJ
COMM. # 2442833
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Exp. Mar. 28, 2027

NOTARY PUBLIC

My Commission Expires: 03/28/2027

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)

Subscribed and sworn to (or affirmed) before me on this 24 **day of** March, 2025, **by** Mariam F. Alajou

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

M. DIBAJ
COMM. # 2442833
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAR. 28, 2027

M Diba
Notary Public Signature

(Notary Public Seal)

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: quit claim Deed

Date of Document: _____ No. of Pages _____

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on March 24th , 2025.

John Cobb Rochford

March 24th , 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on March 24th , 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025