THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751582**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000 00 Affiant Subscribed and sworn to before me, this 18th day of July, 2025 Notary Public My Commission Expires

Karen Johnson Davidson County
Batch # 1300527 DEEDWARR
07/22/2025 09 22 11 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20250722-0057560

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

WARRANTY DEED

Address New Owner Alpha Enterprises, Inc , a Tennessee Corporation 1045 Stringer Road Portland, TN 37148	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 061 07 0B 206 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Howes Investment Company, LLC, an Alabama limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alpha Enterprises, Inc., a Tennessee corporation,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain condominium located in Davidson County, Tennessee, being Unit No 206 of THE VOLTA, A CONDOMINIUM Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing The Volta of record in Instrument Number 20190612-0056462 as amended in Instrument No 20210812-0108869, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed

Being the same property conveyed to Patricia Howes Investment Company, LLC, an Alaba Limited Liability Company, by Warranty from Breean Hewitt, a Married Woman, of record in Instrument No 20240320-0019147, in the Register's Office of Davidson County, Tennessee, dated March 18, 2024, and recorded on March 20, 2024.

Being the same property conveyed to Breean Hewitt, a Married Woman, by Warranty Deed from Josh Martin and April Huff, Husband and Wife, of record in Instrument No 20201118-0135737, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020, and recorded on November 18, 2020

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of I C MCMAHAN'S SUBDIVISION OF MAPLEWOOD, LANDS, as recorded in Plat Book 547, Page(s) 78

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE VOLTA, A CONDOMINIUM of record in Instrument No 20190612-0056462 as amended in Instrument No 20210812-0108869, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions Covenants for Stormwater Facilities and Systems recorded in Instrument No 20150625-0060893

Easement for Public Street Right of Way, recorded in Instrument No 20151006-0101843

Easement recorded in Instrument No. 20180611-0055677

This is improved property located at 4303 Gallatin Pike Apt 206 Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 2025

Patricia Howes Investment Company, LLC, an Alabama limited liability company

BY: Susie Patricia Howes

Susie Patricia Howes, Sole Member

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Bay)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susie Patricia Howes, with whom I am personally acquainted, and who acknowledged themselves to be the Sole Member of Patricia Howes Investment Company, LLC an Alabama limited liability company, the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Sole Member

Witness my hand, at office, this 17 day of July, 2025

Catrina Carroll

Notary Public
My Commission Expires. 04/28/2029

CATRINA L CARROLL
Notary Public - State of Florida
Commission # HH 659297
My Comm. Expires Apr 28, 2029
Bonded through National Notary Assn.