Bill Garrett Davidson County
Batch# 84887 DEEDQC
04/26/2018 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180426-0039391

THIS INSTRUMENT PREPARED BY:
National Deed Network, Inc
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

# QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Jeffrey W. Newton and Mary T. Newton
413 Briksbury Dr
Franklin, TN 37067
Customer Reference Number 179285TN

Property Tax ID#: 119 06 0 130.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **LOORTI, LLC, A UTAH LIMITED LIABILITY COMPANY**, as Grantor, and **JEFFREY W. NEWTON** and **MARY T. NEWTON**, Husband & Wife, Tenants by the entirety with rights of survivorship as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 62 PEACHTREE ST, NASHVILLE, TN 37210

Witness my hand this the 23 day of April, 2018.

JEFFREY WILL NEWTON,
MANAGING MEMBER
Managing Member

MARY TERESA NEWTON,
MANAGING MEMBER
Managing Member

STATE OF TN }

COUNTY OF Williamson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JEFFREY WILL NEWTON and MARY TERESA NEWTON, MANAGING MEMBERS OF LOORTI, LLC, A UTAH LIMITED LIABILITY COMPANY, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of April, 2018.

Dotty Harper
Notary Public
My Commission expires: 8-17-19

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-17-2019

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $10.00.

Jeffrey Will Newton
Affiant's Name
Mary Teresa Newton

Subscribed and sworn to before me this the 23rd day of April, 2018.

Dotty Harper
Notary
My Commission expires: 8-17-19

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-17-2019

Name and Address of Property Owner:
Jeffrey W. Newton and Mary T. Newton
413 Briksbury Dr
Franklin, TN 37067

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Jeffrey W. Newton and Mary T. Newton
413 Briksbury Dr
Franklin, TN 37067

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

# "Exhibit A"

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Bohanan et ux, Bonita Jo Bohanan by deed from Dennis Ray Miller et ux, Barbara R. Miller, dated August 18, 1982, recorded August 19, 1982, of record in Book 5926, Page 541, Register's Office for Davidson County, Tennessee. The said Bonita Jo Bohanan having since died on December 2, 2004, being survived by her husband, James W. Bohanan. James W. Bohanan having since died on September 17, 2009, leaving as beneficiaries under the terms of his last will, admitted for probate under Docket No. 09P-1685 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Margaret Ann Robertson and Terri Jane Hodges. Terri Jane Hodges having since died on July 10, 2006, being survived by her daughter, her sole heir, Amanda Jo Courtright, who quitclaimed her interest in the aforedescribed property of record in Instrument No. 20110119-0004955, said Register's Office.

Further being the same property conveyed to Margaret Ann Robertson by Quitclaim Deed from Margaret Ann Robertson, Executor of the Estate of James W. Bohanan, deceased, dated January 17, 2011, recorded February 22, 2011, of record in Instrument No. 20110222-0014611, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to LOORTI LLC, a Utah Limited Liability Company from Margaret Ann Robertson as shown by deed dated 10/12/2017 and recorded in the Office of the ROD for Davidson County on 10/27/2017 in Instrument 20171027-0110534

Parcel #119060130.00

Known As: 62 Peachtree Street, Nashville, TN 37210

# True Copy Certification

I, Lisa Lewis, 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 and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Lewis
Signature

State of FL

County of Hillsborough

Personally appeared before me, [Delores Elftmann], a notary public for this county and state, [Lisa Lewis] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Delores G Elftmann
Notary's Signature

My Commission Expires: 09-03-2020
Notary' Seal (if on paper)

Notary Public State of Florida
Delores G Elftmann
My Commission GG 009719
Expires 09/03/2020