Karen Y Johnson [
Batch# 164667
11/26/2018 09:40:41 AM
Fees: $12.00 Taxes: $0.00

DEEDQC
2 pgs

20181126-0115018

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

DEVLIN KANE
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 11, 2022

STATE OF Illinois)
COUNTY OF Cook)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 10 day of November, 2018.

Notary Public
My Commission Expires: July 11, 2022

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
2403 BRANCH ST LLC 1806 W. Belmont Ave., #2 Chicago, IL 60657-6648	New Owner	Tax Parcel ID: 072-11-0-K-002.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **STEPHEN J. D'AMATO, JR. and KASEY LYNN D'AMATO, Husband and Wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **2403 BRANCH ST LLC, a Tennessee limited liability company,** its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2403 Branch Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140707-0059703, 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 Stephen J. D'Amato, Jr. and Kasey Lynn D'Amato, husband and wife, by Deed dated July 13, 2015 from Carol L. Bowers of record in Instrument No. 20150723-0072552, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2403-A Branch St., Nashville, TN 37216.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for any mortgage liens, 2018 taxes that are now due and payable, as well as any restrictions, conditions and easements of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number 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 10 day of November, 2018.

STEPHEN J. D'AMATO, JR.

KASEY LYNN D'AMATO

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stephen J. D'Amato, Jr. and Kasey Lynn D'Amato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at Office, this 10 day of November, 2018.

Notary Public

My Commission Expires: July 11, 2022

DEVLIN KANE
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 11, 2022