Karen Johnson Davidson County
Batch# 245040 DEEDQC
06/18/2019 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190618-0058571

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Y-C-19-361

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE AND ESCROW
2012 21ST AVE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margarita Nido	**NEW OWNER**	
(NAME)	(NAME)	**161-04-0-144.00**
361 Tusculum Rd,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARITA NIDO STEWART, NKA MARGARITA NIDO, TRUSTEE OF THE MARGARITA NIDO STEWART REVOCABLE LIVING TRUST DATED JANUARY 31, 2011,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARGARITA NIDO** hereinafter called the Grantee, her successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 3 on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the Southerly side of Tusculum Road and extends back 329.2 feet on the East line and 345 feet on the West Line to a rear line measuring 98.1 feet thereon.

Included in the above described property but specifically excluded therefrom is the following described tract conveyed by Warranty Deed of record in Book 4220 Page 617 Register's Office for Davidson County, Tennessee:

A small strip of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, and described as follows, to wit:

Being part of Lot No. 3 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 95 feet on the present Southerly margin of Tusculum Road and runs back South 1 degrees 35 minutes East 7 feet on the West line and South 1 degrees 35 minutes East 6.5 feet on the East line to points on the new relocated Southerly margin of Tusculum Road on which it measures 95 feet thereon and containing 641 square feet, more or less.

Also the right for a drainage easement containing 1600 square feet, being 10 feet wide and 160 feet long lying parallel to the lot line between Lot Nos. 2 and 3 on said plan of Goodrich Heights and adjoining to the new relocated Southerly margin of Tusculum Road.

Being the same property conveyed to Margarita Nido Stewart as Trustee for the Margarita Nido Stewart Revocable Living Trust dated January 31, 2011 by Quitclaim deed from Margarita Nido Stewart, a single woman of record in Instrument No. 20150730-0075281 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 30, 2015. Being also known as 361 Tusculum Rd Nashville, Tennessee 37211.

See also, Final Judgment of Change of Name, Case No. 2018-DR-0500-05N-K of record in the Circuit Court of The 18th Judicial Circuit, in and for Seminole County, Florida, attached as Exhibit A.

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as: **361 Tusculum Rd, Nashville, Tennessee 37211**.

Witness my hand this the 12 day of June, 2019

Margarita Nido Stewart NKA Margarita Nido as Trustee for the Margarita Nido Stewart Revocable Living Trust dated January 31, 2011

BY: _____
Margarita Nido
Trustee

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARITA NIDO STEWART, NKA MARGARITA NIDO, TRUSTEE of MARGARITA NIDO STEWART NKA MARGARITA NIDO AS TRUSTEE FOR THE MARGARITA NIDO STEWART REVOCABLE LIVING TRUST DATED JANUARY 31, 2011**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12 21st of June, 2019.

_____
Notary Public
My Commission Expires: 08-19-2022
(SEAL)

MOHAMED ALHASAN
Notary Public. State of Florida
Commission# GG 250100
My comm. expires Aug. 19, 2022

RETURN TO:

RUDY TITLE AND ESCROW
2012 21ST AVE. S
NASHVILLE, TN 37212

True Copy Certification

I, Laura Mitchell, 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.

_____
Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT,
IN AND FOR SEMINOLE COUNTY, FLORIDA

Case No.: 2018-DR-0500-05N-K
Division: _____

IN RE: THE NAME CHANGE OF

MARGARITA NIDO STEWART,
Petitioner.

FILED
18 MAR 14 AM 10:15
SEMINOLE CO. FLA.
BY D.C.

FINAL JUDGMENT OF CHANGE OF NAME (ADULT)

This cause came before the Court on *{date}* March 13th 2018 for a hearing on Petition for Change of Name (Adult) under section 68.07, Florida Statutes, and it appearing to the Court that:

1. Petitioner is a bona fide resident of Seminole County, Florida;

2. Petitioner's request is not for any ulterior or illegal purpose; and

3. Granting this petition will not in any manner invade the property rights of others, whether partnership, patent, good will, privacy, trademark, or otherwise; it is

ORDERED that Petitioner's present name, MARGARITA NIDO STEWART,
is changed to MARGARITA NIDO,
by which Petitioner shall hereafter be known.

DONE and ORDERED ON March 14, 2018 in Sanford, Florida.

CIRCUIT JUDGE

I certify that a copy of the *{name of document(s)}* _____
was _____ mailed _____ faxed and mailed _____ e-mailed _____ hand-delivered to the party(ies) listed below on *{date}* _____.

Petitioner (or his or her attorney)
Other: _____

CERTIFIED COPY - GRANT MALOY
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
SEMINOLE COUNTY, FLORIDA
DEPUTY CLERK
3-14-18

Florida Supreme Court Approved Family Law Form 12.982(b), Final Judgment of Change of Name (Adult) (02/18)