Karen Johnson Davidson County
Batch# 440825 DEEDQC
07/20/2020 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200720-0079466

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tracy P. Nicholson 1117 Dawnwood Drive Old Hickory, TN 37138	New Owner	063-16-0-B-17900CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Citi Cinemas, L.C., a Utah Limited Liability Company,** by these presents does hereby quitclaim and convey unto **Tracy P. Nicholson, single,** her heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Being Lot No 261 on the Plan of Hampton Park (f/k/a Chitwood Downs, Planned Unit Development) of record in Book 6900, Page 405, as amended in Book 6900, pages 550-552, and as corrected by Certificated of Correction in Book 7452, page 445, and Book 8110, page 401, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Scrivener's Affidavit correcting the lot number to 261 of record in Instrument No. 20140917-0085234, Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

Being the same property conveyed to Citi Cinemas, L.C., by Warranty deed from Tracy P. Nicholson of record in Instrument No. 20140716-0062870, Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

Being also known as 1117 Dawnwood Drive, Old Hickory, TN 37138.

STATE OF Utah
COUNTY OF Salt Lake

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17 day of July 2020.

Affiant

My commission expires: 08/20/2023 (Affix Seal)

Notary Public

Kellie Anne Dickamore
Notary Public, State of Utah
Commission # 707850
My Commission Expires
August 20, 2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of July, 2020.

CITI Cinemas, L.C., A Utah Limited Liability Company

By: Stagg Fiduciary Services, LLC, Trustee of the EDP Trust u/a/d October 10, 2014, Sole Member

By: _____
Name: Scott J. Hanni
Its: Managing Partner

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott J. Hanni who, upon oath, acknowledged himself to be the Managing Partner of Stagg Fiduciary Services, LLC, a Utah Limited Liability Company, Trustee of the EDP Trust u/a/d October 10, 2014, the Sole Member of CITI Cinemas, L.C, a Utah Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17 day of July 2020.

Kellie Anne Dickamore
Notary Public

My Commission Expires: 08/20/2023

Kellie Anne Dickamore
Notary Public, State of Utah
Commission # 707850
My Commission Expires
August 20, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022