RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 460306 DEEDQC
08/19/2020 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200819-0093595

QUITCLAIM DEED

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 17 DAY OF AUGUST, 2020.

NOTARY PUBLIC

My commission expires: 05/09/23

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas R. Thomason 100 A Rose St. Nashville, TN 37207	Same as New Owner	119-02-0-137.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Jessica Ventimiglia and Nicholas Russell Thomason (f/k/a Seri Stoppenhagen),** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Nicholas Russell Thomason,** his heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 3, RESUBDIVISION OF LOTS 35, 36 AND 37, BLOCK 10, CUMBERLAND NURSERIES, as shown on plat of record in Instrument No. 20161130-0125785, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from SONA Land Company, LLC, a Tennessee Limited Liability Company to Infinium Builders, LLC, a Tennessee Limited Liability Company, as recorded on the 3rd day of June, 2016 in Instrument No. 20160603-0056032; Warranty Deed from Naomi R. Larkins a/k/a Naomi Byrd to SONA Land Company, LLC, a Tennessee Limited Liability Company, as recorded on the 29th day of March, 2016 in Instrument No. 20160329-0029269 and Warranty Deed from Ashland City Bank and Trust Company to Naomi Byrd, unmarried, as recorded on the 21st day of September, 1983 in Deed Book 6141, Page 636, in the Register's Office of Davidson County, Tennessee.

Being further conveyed to Seri Stoppenhagen, an unmarried woman, and Jessica Ventimiglia, an unmarried woman, by Deed from Infinium Builders, LLC, a Tennessee Limited Liability Company, dated July 26, 2017, recorded July 28, 2017,

and appearing of record in Instrument No. 20170728-0076817, Register's Office for Davidson County, Tennessee.

Seri Stoppenhagen a/k/a Seri N. Stoppenhagen has legally changed his name to Nicholas Russell Thomason pursuant to Court Order Changing Name of Seri Nicole Stoppenhagen to Nicholas Russell Thomason, in the Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County, Part II, filed for entry on November 7, 2019.

This property was previously known as 2208 Miller Street, Nashville, TN 37210 and is now more commonly known as 100 A Rose Street, Nashville, TN ~~37207.~~ 37210 NRT

WITNESS OUR HAND, this 17th day of August, 2020.

Jessica Ventimiglia
JESSICA VENTIMIGLIA

Nicholas Russell Thomason
NICHOLAS RUSSELL THOMASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas Russell Thomason, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

CORI LECAIN BECHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 17 day of August, 2020.

Notary Public

My commission expires:
05/09/23

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jessica Ventimiglia, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 17 day of August, 2020.

Notary Public

My commission expires:
05/09/23

CORI LECAIN BECHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

202008190093595