Karen Johnson Davidson County
Batch# 533516 DEEDQC
12/15/2020 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147586

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Frank Matassa and Lisa Matassa	320 Old Hickory Blvd., #701, Nashville, TN 37221	128-12-A-40-CO
320 old Hickory Blvd #701		
Nashville TN 37221		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. 846 Conference Drive Suite #4 Goodlettsville, TN 37072	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 11 day of December, 2020. Notary Public My commission expires: 1-24-22	

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **LMA Productions, Inc.**, "Grantor" by these presents, does hereby quitclaim and convey unto **Frank Matassa and wife, Lisa Matassa,** "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being unit No 40 BUILDING 7 OF EAGLE RIDGE AT THE RESERVE, SECTION 7 PHASE 1A horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in 20020524-0063776 as corrected in doc. No. 20020530-0065658, in the Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to LMA Productions, Inc. from Rebecca Jill Pittman, married, by Warranty Deed dated March 29, 2017, as Instrument No. 20170331-0031567, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 320 Old Hickory Blvd., #701, Nashville, TN 37221

Witness my hand this 9TH day of December, 2020.

LMA Productions, Inc.

By: _____
Frank Matassa, President

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Frank Matassa, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of LMA Productions, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand, at office, this 9th day of December, 2020.

Commission expires: 5/4/21

_____
Notary Public

MARIE PIPER
Notary Public, State of New York
Registration #01PI6205202
Qualified In Nassau County
Commission Expires May 4, 2021

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY