RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 537039 DEEDQC
12/17/2020 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201217-0149377

File No.: TN2014709

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF Williamson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of November, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery W. Newton 413 Brinksbury Drive Franklin TN 37067	413 Brinksbury Dr Franklin TN 37067	06110015400

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by Jeffery W. Newton and wife, Mary Newton, the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, Virginia 902, LLC, a Utah limited liability company, hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto Jeffery W. Newton and wife, Mary Newton, hereinafter called the Grantees, their heirs and assigns forever, 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 the Westerly 65 feet of Lot No. 29 on the Plan of Maplewood Manor Subdivision, as of record in Plat Book 547, page 102, Register's Office for Davidson County, Tennessee.

Said part of Lot 29 fronts 65 feet on the Southerly side of Virginia Avenue and extends back 278 feet on the Easterly line and 282 feet on the Westerly line, with the Easterly margin of Anderson Street, to dead line measuring 65 feet thereon.

Being the same property conveyed to Virginia 902, LLC, a Utah Limited Liability Company from Jeffrey W. Newton and Mary T. Newton, husband and wife, by Quitclaim Deed dated 07/12/2018 and recorded 12/10/2018 in Instrument No. 20181210-0119811, Register's Office of said County.

Being the same property conveyed to Jeffrey W. Newton and Mary T. Newton, husband & wife, tenants by the entirety with rights of survivorship from Loorti, LLC, a Utah Limited Liability Company, by Quitclaim Deed dated 04/23/2018 and recorded 04/26/2018 in Instrument No. 20180426-0039384, Register's Office of said County.

Being the same property conveyed to Loorti, LLC, a Utah Limited Liability Company from Charles E. Strickland, Jr. by Warranty Deed dated 10/05/2017 and recorded 10/11/2017 in Instrument No. 20171011-0104086, Register's Office of said County.

The address of the herein described property is believed to be 902 Virginia Avenue, Nashville, TN 37216.

WITNESS MY HAND, this 25 day of November, 2020.

Virginia 902, LLC,
a Utah limited liability company

By: Jeffery W Newton Member
Mary Newton member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffery W. Newton and Mary Newton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his/her oath acknowledged himself/herself to be the Member of Virginia 902, LLC, the within named bargainor and that as such Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Jeffery W. Newton and Mary Newton as such Member.

WITNESS my hand and seal, this 25 day of November, 2020.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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