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

Karen Johnson Davidson County
Batch# 599631 DEEDQC
03/24/2021 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210324-0039067

File No.: TN2014919

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.

Katherine Dawson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of February, 2021

Jennifer L Pennell
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
1001B Spain Ave. LLC 1001B Spain Ave, Nashville, TN 37216	1001B Spain Ave. LLC 2 Puffin St Old Orchard Beach, ME 04064	072092L00200CO

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), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Stephen D'Amato, Jr. and wife, Kasey Lynn D'Amato,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **1001 B Spain Ave LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), 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 Unit No. 1001-B, as established by Declaration of Covenants, Conditions and Restrictions for 1001 Spain Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160506-0045350, being shown on the Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen D'Amato, Jr., and wife, Kasey Lynn D'Amato by Quitclaim Deed dated January 8, 2021 and of record in Instrument No. 20210121-0008951 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to 1001B Spain Ave LLC, a Tennessee limited liability company from Stephen D'Amato, Jr. and Kasey D'Amato, husband and wife, by Quitclaim Deed dated 11/10/2018 and recorded 11/26/2018 in Instrument No. 20181126-0115017, Register's Office of said County.

Being the same property conveyed to Stephen D'Amato, Jr. and Kasey D'Amato, husband and wife, from Raphael Mark Locher, Jr., an unmarried man by Warranty Deed dated 03/06/2017 and recorded 03/13/2017 in Instrument No. 20170313-0024629, Register's Office for

Davidson County, Tennessee.

The address of the herein described property is believed to be 1001B Spain Ave, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS OUR HAND, this 19th day of February, 2021.

Stephen D'Amato, Jr.

Kasey Lynn D'Amato

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF Cumberland

Personally appeared before me, a Notary Public, **Stephen D'Amato, Jr. and Kasey Lynn D'Amato,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 19th day of February, 2021.

Notary Public

Kelby Daniel Nicolas
Printed Notary Name

My commission expires: Sep 27, 2026

KELBY DANIEL NICOLAS
Notary Public - Maine
My Commission Expires Sep 27, 2026

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

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