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

Karen Johnson Davidson County
Batch# 599632 DEEDQC
03/24/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210324-0039068

File No.: TN2014918

**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.

Katherene Warren
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 |
|---|---|---|
| 2403 Branch St LLC<br>2403 A Branch St, Nashville, TN 37216-3910 | 2403 Branch St, LLC<br>2 Puffin St<br>Old Orchard Beach, ME 04064 | 072-11-0K-002.00 |

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), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Stephen J. D'Amato, Jr., and Kasey Lynn D'Amato, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **2403 Branch St 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 B as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 2403 Branch Street, a Horizontal Property Regime with Private Elements, of record in Instrument #20140707-0059703, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen J. D'Amato, Jr. and Kasey Lynn D'Amato, husband and wife by QuitClaim Deed dated December 5, 2020 and of record as Instrument # 20210126-0011476 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to 2403 Branch St LLC, a Tennessee limited liability company, from Stephen J. D'Amato, Jr., and Kasey Lynn D'Amato, husband and wife, by Quitclaim Deed dated November 10, 2018 and recorded November 26, 2018 in Instrument #20181126-0115018, said Register's Office.

Being the same property conveyed to Stephen J. D'Amato, Jr., and Kasey Lynn D'Amato, husband and wife, from Carol L. Bowers, unmarried, by Warranty Deed dated July 23, 2015 and recorded July 23, 2015 in Instrument #20150723-0072552, said Register's Office.

The address of the herein described property is believed to be 2403A Branch Street, 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 J. D'Amato**

**Kasey Lynn D'Amato**

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF Cumberland

Personally appeared before me, a Notary Public, **Stephen J. D'Amato 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