This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number:

Karen Johnson Davidson County
Batch# 956833 DEEDQC
12/30/2022 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0133948

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 30 day of December, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacksonian Capital, LLC 134 Jacksonian Drive Hermitage, TN 37076	New Owner	074-08-0-245.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Evan Thoma and Julia Blake, Husband and Wife,** ("Grantors") do hereby quitclaim and convey unto **Jacksonian Capital, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, any and all of Grantors' interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

MORE COMMONLY KNOWN AS: 134 Jacksonian Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 074-08-0-245.00

Land in Davidson County, Tennessee, being Lot No. 1066 on the Plan of Section 10, Hermitage Hills, a Resubdivision of a Portion of Hermitage Hills Sec 7, of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 1066 fronts 80 feet on the Easterly margin of Jacksonian Drive and runs back between lines 160 feet on the Northerly side and 165 feet on the Southerly side to a line in the rear, measuring 72.25 feet thereon.

Being the same property conveyed to Evan Thoma and Julia Blake, Husband and Wife, by Warranty deed from Opendoor Property D LLC, a Delaware limited liability company of record in Instrument No. 20190730-0074874, Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 30, 2019.

This is **improved** property located at: **134 Jacksonian Drive, Hermitage, TN 37076.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28 day of December, 2022.

GRANTORS:

Evan Thoma

Julia Blake

STATE OF IL
COUNTY OF Kane

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Evan Thoma & Julia Blake,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of Dec, 2022.

MEHULKUMAR H PATEL
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 17, 2024

Notary Public
My Commission expires: 04/17/24

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/28/22.

Affiant Signature — Date: 12/30/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of Dec., 2022.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires