Davidson County DEEDQC
Recvd: 10/27/08 14:11 2 pgs
Fees:12.00 Taxes:0.00
20081027-0107153

QUIT CLAIM DEED

This Instrument prepared
by & return to:
Anthony C. Ben, Esq.
193 Est Avenue
Lockport, NY 14094

Address of new owners:	Send tax bills to:	Map & Parcel:
Stephen A. LoJacoano 320 Old Hickory Blvd, #802 Nashville, Tn 37221	SAME	128-12A-43CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MARIA L. PERNA**, unmarried, hereafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **STEPHEN A. LoJACONO**, unmarried, hereinafter call the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 43, BUILDING NO. 8, ON THE PLAN OF SECTION 6, PHASE 1A, EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD IN INSTRUMENT NO 20011011-0110875, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO.12 TO THE MASTER DEED, OF RECORD IN INSTRUMENT NO. 20020524-0063778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE IS HEREBY MADE TO THE PLAT OF EAGLE RIDGE AT THE RESERVE CONDOMINIUMS AS SHOW ON EXHIBIT "A" TO THE MASTER DEE, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to Maria L. Perna by Warranty Deed from James Robert Reynolds dated May 11, 2007, and filed for record as instrument no. 20070514-0057586 Register Office for Davidson County, Tenessee..

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities and matters appearing on the plan of record in Master Deed filed as Instrument no. 20011011-0110875.

The property is improved with an address of: 320 Old Hickory Blvd #802 Nashville, Tn 37221

Whenever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 7th day of October 2008.

Maria L. Perna

Maria L. Perna

State of New York

SS:

County of Niagara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maria L. Perna**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2008.

Notary Public

ANTHONY C. BEN NOTARY PUBLIC STATE OF NEW YORK COUNTY OF NIAGARA

Commission Expires: 12-31-09

ANTHONY C. BEN
Notary Public, State of New York
02BE0236100
Qualified in Niagara County
My Commission Expires 12-31-09

STATE OF NY
COUNTY OF Niagara

The actual consideration or true value, whichever is greater for this transfer is $ 0 (gift)

Maria L Perna
Affiant

ANTHONY C. BEN NOTARY PUBLIC STATE OF NEW YORK

Subscribed and sworn to before me, this the 20 **Day of** Oct **20**08

Notary

ANTHONY C. BEN
Notary Public, State of New York
02BE0236100
Qualified in Niagara County
My Commission Expires 12-31-08