QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 324892 DEEDQC
12/04/2019 03:02:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191204-0125223

B-FH-19-5468

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2023

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 27th DAY OF NOV., 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Legina Chaudoin, as Trustee of Ranch 15 Trust	**New owner**	
(NAME)	(NAME)	**016-00-0-088.00**
3310 West End Ave., Ste. 400		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN PARDI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEGINA CHAUDOIN, AS TRUSTEE OF RANCH 15 TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain parcel of real property on Lickton Pike in the 10th Council District of Nashville, Davidson County, Tennessee, and being further described according to a survey by Walker Davidson & Associates as follows:

BEGINNING at an iron rod in the northwestern right of way of Lickton Pike, said iron rod being the southwestern corner of the property belonging to Robert E. Alessio, et ux of record in Book 6004, Page 731, Register's Office for Davidson County, Tennessee, thence with the right of way of Lickton Pike, South 43 deg. 07' 09" West, a distance of 60.58 feet to an iron rod at the southeastern corner of the property belonging to James R. Hickman, et ux as of record in Book 5333, Page 679, Register's Office for Davidson County, Tennessee; thence with Hickman's line, North 38 deg. 55' 50" West a distance of 826.98 feet to an iron rod at the northeastern corner of the property conveyed to Denise Kincaid as of record in Book 8239, Page 934, Register's Office for Davidson County, Tennessee; thence with Kincaid's northern line, South 57 deg. 02' 26" West a distance of 94.52 feet to a point in the common line with Charles R. Smith and wife, Nancy Smith, as of record in Instrument No. 19991220304859, Register's Office for Davidson County, Tennessee, thence with Smith's eastern line with the following calls, North 38 deg. 16' 31" West, a distance of 31.66 feet to a point; thence North 37 deg. 09' 13" West a distance of 311.90 feet to a point; thence North 31 deg. 32' 34" West a distance of 69.86 feet to a point; thence North 12 deg. 49' 16" West, a distance of 156.66 feet to a point; thence North 05 deg. 14' 39" West, a distance of 47.83 feet to a point; thence North 44 deg. 48' 59" West, a distance of 45.61 feet to a point; thence North 25 deg.12' 04" West, a distance of 612.45 feet to an iron rod in the common line with Lot 8 on the plat of Resubdivision of Lot 8 Saddleback Farms, as of record in Book 9700, Page 588, Register's Office for Davidson County, Tennessee; thence with the southern line with Lot 8, South 63 deg. 39' 54" East, a distance of 280.09 feet to an iron rod in the common line with lot 7 on the plat of Saddleback Farms as of record in Book 9700, Page 332, Registers' Office for Davidson County, Tennessee; thence with the common line with Lot 7, South 20 deg. 35' 32" East, a distance of 42.85 feet to an iron rod; thence continuing with Lot 7, North 61 deg. 01' 29" East, a distance of 374.24 feet to a point; thence with a new line, South 24 deg. 34' 17" East, a distance of 1076.74 feet to a point in the aforesaid Allessio property; thence with Alessio's line, South 61 deg. 48' 09" East, a distance of 211.50 feet to an iron rod; thence North 33 deg. 09' 04" West, a distance of 97.41 feet to an iron rod; thence South 60 deg. 08' 00" West, a distance of 109.78 feet to an iron rod; thence South 38 deg. 55' 50" East a distance of 812.74 feet to the point of Beginning, containing 626872.47 square feet or 14.391 acres, more or less.

Being the same property conveyed to Jonathan Pardi, unmarried by Warranty deed from Michele L. Coon, a single woman of record in Instrument No. 20150609-0054132 Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on June 09, 2015.

This is **improved** property known as: **5468 Lickton Pike, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 27th of November, 2019.

Jonathan Pardi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,Jonathan Pardi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212