# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 771226 DEEDQC
12/09/2021 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211209-0163556

File #21-1032-V

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 7th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **1032 Wedgewood LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | **105-09-2E-009.00-CO** |
| **268 W. Kingbird Dr.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Chandler, AZ 85286** | | |
| (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, **MATTHEW C. FENDON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1032 WEDGEWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Unit No. I on the Plan of The Row At Beverlywood, a Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160406-0033120, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed Matthew C. Fendon, a married man, by Warranty deed Peter J. Connerth of record in Instrument No. 20211209016355 4 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 1032 Wedgewood Avenue, Nashville, TN 37203.

Witness my/our hand(s) this the 3 day of Decembr, 2021.

Matthew C. Fendon

STATE OF Arizona
COUNTY OF Maricopa

On this 3rd day of December, 2021, before me personally appeared Matthew C. Fendon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of December, 2021.

Notary Signature
My commission expires:

BRANDEE M PADILLA
Notary Public
Commission Number 593360
Expires: November 2, 2024
Maricopa County

**RETURN TO:**
Carney Title, LLC
400 Overbeck Ln, Ste. 101
Nashville, TN 37204

**True Copy Certification**

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or 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 this the 3rd day of December, 2021.

Affiant Signature
Date 12/03/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

