THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 836297 DEEDQC
04/08/2022 08:34:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220408-0040829

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rodrigo Jose Benedetti and Amarelis Reyes Ortega 7817 Heaton Way Nashville, TN 37211	Owners	173-09-0A-208.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rodrigo Jose Benedetti, an unmarried man**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Rodrigo Jose Benedetti, an unmarried man, and Amarelis Reyes Ortega, an unmarried woman, together as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, and the Grantees' successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 154**, on the Plan of Lenox Village, Phase "B", of record in Plat at Instrument No. 20031024-0157237, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodrigo Jose Benedetti, an unmarried man, by Warranty Deed from Rick J. Pecoraro and Jennifer A. Sheridan Pecoraro, husband and wife, of record on July 23, 2018, at Instrument No. 20180723-0071639, Davidson County Register of Deeds.

This is property commonly known as 7817 Heaton Way, Nashville, TN 37211.

Witness my hand, this 5 **day of April, 2022:**

Rodrigo Jose Benedetti

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 5 day of **April, 2022**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5 DAY OF **April, 2022**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022