QUITCLAIM DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-22-66

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rezidon, LLC	**New Owner**	**071140E00700CO**
(NAME)	(NAME)	
66 Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 853957 DEEDQC
05/12/2022 08:50:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054375

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT DANIEL PEDICONE ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

REZIDON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS 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. 7, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKY AT FERN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20160830-0090887, AND THE FIRST AMENDMENT RECORDED IN INSTRUMENT NO. 20170913-0093673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT DANIEL PEDICONE BY WARRANTY DEED FROM EIGHT-NINE KING DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20181113-0111837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **66 Fern Ave, Nashville, Tennessee, 37207.**

Though never used as a marital residence, Rita Valutis hereby joins in this conveyance for the purpose of transferring any and all interest, marital or otherwise, she may have in the subject property.

Witness our hands this the 5th day of May, 2022.

ROBERT DANIEL PEDICONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT DANIEL PEDICONE,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of MAY, 2022.

Notary Public

My Commission Expires: 6/17/25

NICHOLAS ANTHONY GILRONAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GI6284607
Qualified in Queens County
My Commission Expires 06-17-2025

