QUITCLAIM DEED

Karen Johnson
Batch # 1311455
08/18/2025 02 51 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250818-0065857

LB-QCD-24-31

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 12 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
The Stephen W. Fesik Revocable Trust	**Same as New Owner**	
(NAME)	(NAME)	**158-04-0A-069 00-CO AND 158040A06700CO**
412 Briny Ave.		
(ADDRESS)	(ADDRESS)	
Pompano Beach, FL 33026		
(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, **STEPHEN W. FESIK,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THE STEPHEN W. FESIK REVOCABLE TRUST DATED THE 17TH DAY OF APRIL, 2024** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot Nos 14A and 16A on the Final Plat Resubdivision of Lots 14 and 16 of Otter Wood, Revised Section 2, of record in Instrument No 20240305-0015321, 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 Stephen W Fesik by Warranty Deed from Shirley P Jones, unmarried, of record in Instrument No 20101020-0084014, Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 20, 2010

Being the same property conveyed to Stephen W. Fesik by Warranty Deed from Shirley P Jones, unmarried, of record in Instrument No 20130604-0056123, Register's Office for Davidson County, Tennessee, dated May 31st, 2013 and recorded on June 6th, 2013

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 **improved** property known as **31 and 35 Annandale, Nashville, Tennessee 37215**

Witness my/our hand(s) this the 18 day of July, 2025

Stephen W. Fesik

Stephen W Fesik

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN W FESIK, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18 day of July, 2025

Notary Public
My Commission Expires 12/7/27
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

COLLEEN MILAZZO
Commission # HH 456497
Expires December 7, 2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212