Karen Johnson Davidson County
Batch# 787603 DEEDQC
01/11/2022 12:20:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220111-0003451

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Julia A. Jaksic 1805B Riverside Dr. Nashville, TN 37216	Julia A. Jaksic 1805B Riverside Dr. Nashville, TN 37216

Order Number: RLC-2105506

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Julia A. Jaksic, aka Julie Jaksic, a never married woman htta a married woman, and Paul Derler, an unmarried man, for** Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Julia A. Jaksic, an unmarried woman,** whose address is 1805B Riverside Dr., Nashville, TN 37216 the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being in unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1805 Riverside Drive Townhomes, a Horizontal Property Regime with private elements, of record in instrument no. 20160818-0086227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 072 11 4B 002.00CO
Street address of property: 1805B Riverside Dr., Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No.

20180108-0002437 in the Register's Office, Davidson County, Tennessee.

Signed this 20 day of Dec, 2021.

Signature of Grantor (1 of 2):

Julia A. Jaksic,
aka Julie Jaksic

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20 day of Dec, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Julia A. Jaksic, aka Julie Jaksic known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Grantor (2 of 2):

Paul Derler

STATE OF Wisconsin, COUNTY OF WAUKESHA, SS: -3908

BE IT REMEMBERED That on this 17 day of DECEMBER, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Paul Derler known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

BRETT CODLEY NOTARY PUBLIC STATE OF WISCONSIN

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 072 11 4B 002.00CO
Street address of property: 1805B Riverside Dr., Nashville, TN 37216

Oath of Consideration

I or we, PAUL DERIER, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0 Dollars

Signed this 17 day of DECEMBER, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 17th day of December, 2021.

Notary Public

BRETT COOLEY NOTARY PUBLIC STATE OF WISCONSIN

202201110003451

LEGAL DESCRIPTION

Order No.: RLC-2105506

For APN/Parcel ID(s): 072 11 4B 002.00CO
For Tax Map ID(s): 072 11 4B 002.00CO

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, AS SHOWN ON THE PLAN ENTITLED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1805 RIVERSIDE DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20160818-0086227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20180108-0002437 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Terri Cossard, 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

Date 12/20/21

Affiant Signature Terri Cossard

Date 12/20/21

State of IL

County of Will

Sworn to and subscribed before me this 20 day of December, 2021.

Notary's Signature

My Commission Expires: 2-22-2022
Date

Notary's Seal (if on paper)

"OFFICIAL SEAL"
BRYAN T RICCIO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/22/2022