PREPARED BY (AND RETURN TO)
IVEY TITLE LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch# 1050154 DEEDQC
09/14/2023 02:15 12 PM 5 pgs
Fees: $27 00 Taxes $0 00
20230914-0072268

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tanya C. Radic 4044 Brandywine Pointe Blvd Old Hickory, TN 37138	Tanya C. Radic 4044 Brandywine Pointe Blvd Old Hickory, TN 37138

TAX MAP-PARCEL NUMBERS: 11511000200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, the undersigned **2 Radical Investments and Properties, LLC,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Tanya C. Radic,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of West Meade Estates, Section I, as of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 48 fronts 120 feet on the north side of Brownlee Drive and runs back 342 feet on the west line and 382.9 feet on the east line to a dead line in the rear on which it measures 126.4 feet.

Being the same property conveyed to 2 Radical Investments and Properties, LLC, by quitclaim deed from Zeljko S. Radic and Tanya C. Radic, husband and wife, dated February 28, 2022 and recorded on March 3, 2022, of record in Inst. No. 20220303-0024609, Register's Office for Davidson County, Tennessee. Tanya C. Radic and Zeljko Radic are the sole members of 2 Radical Investments and Properties, LLC.

This instrument is executed by Tanya C. Radic as attorney in fact for Zeljko Radic pursuant to the terms of a general durable power of attorney of record in Inst. No. 20220406-0040049, Register's Office for Davidson County, Tennessee. Zeljko Radic is one and the same person as Zeljko S. Radic.

See Exhibit "A" attached hereto and made a part hereof by reference.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 6416 Brownlee Drive, Nashville, TN 37205

WITNESS THE EXECUTION HEREOF on the dates shown in the notary acknowledgements.

2 Radical Investments and Properties, LLC

Tanya C. Radic
Tanya C. Radic,
Managing Director and Member

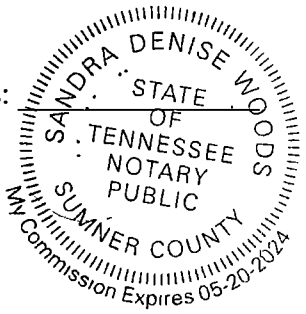
Zeljko Radic by Tanya C Radic attorney in fact
Zeljko Radic, Member
By: Tanya C. Radic, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Tanya C. Radic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Managing Director and Member of **2Radical Investments and Properties, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer and member for the purposes therein contained, by signing in the name of the limited liability company as such officer and member.

Witness my hand and official seal on Sept 12, 2023.

My Commission Expires:



Sandra Denise Woods
Notary Public

See acknowledgements continued on next page

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Tanya C. Radic**, as attorney in fact for Zeljko Radic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of **Zeljko Radic**, Member of **2Radical Investments and Properties, LLC**, the within named bargainor, a limited liability company, as the free act and deed of the said Principal, and the execution of the foregoing instrument for Zeljko Radic for the purposes therein contained, by signing in the name of the limited liability company as such member.

Witness my hand and official seal on Sept. 12, 2023.

S. Denise Woods
Notary Public

My Commission Expires: SANDRA DENISE WOODS · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Tanya C. Radic
Affiant

Sworn and subscribed before me on Sept. 12, 2023.

S. Denise Woods
Notary Public

My Commission Expires: SANDRA DENISE WOODS · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

Exhibit "A"

Resolution of the Members and Directors
2Radical Investments and Properties, LLC

Whereas 2Radical Investments and Properties, LLC, a Tennessee limited liability company, was created in the year 2020 and became effective on October 1, 2020; and

Whereas the purpose of the limited liability company (hereinafter "company") was to invest in real estate and manage properties owned by the limited liability company; and

Whereas the two members of the company each contributed their fifty percent (50%) ownership interest in one property located at 6416 Brownlee Drive, Nashville, TN 37205 as their initial contributions to the company; and

Whereas no additional property was conveyed to the company; and

Whereas, one of the two members, Zeljko S. Radic, now resides full time in Serbia and has no plans to return to the United States; and

Whereas by general durable power of attorney of record in Inst. No. 20220406-0040049, Register's Office for Davidson County, Tennessee, Zeljko S. Radic granted his attorney in fact, Tanya C. Radic, authority to "engage in and transact any and all lawful business of whatever nature or kind for me and in my name, whether as partner, joint adventurer, stockholder, or in any other manner or form…"; and

Whereas Zeljko Radic is one and the same person as Zeljko S. Radic.

Now Therefore, the undersigned, being all the Members and Directors of 2Radical Investments and Properties, LLC, in lieu of a meeting, hereby adopt the following resolution:

Be It Resolved that in order to wind up the business of the company, and in order to facilitate management of the property, the Members direct that the property located at 6416 Brownlee Drive, Nashville, TN 37205 be conveyed to and titled solely in the name of Tanya C. Radic.

In Witness Whereof, the undersigned, being all of the members and directors of 2Radical Investments and Properties, LLC, have hereunto set their hands and seals this the dates indicated below.

Tanya C. Radic 9/12/2023
Tanya C. Radic Date
Managing Director and Member

Zeljko Radic by Tanya C Radic atty in fact
Zeljko Radic Date
Member
By Tanya C. Radic, Atty-in-Fact 9/12/2023

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared **Tanya C. Radic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Managing Director and Member of **2Radical Investments and Properties, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer and member for the purposes therein contained, by signing in the name of the limited liability company as such officer and member.

Witness my hand and official seal on Sept. 12, 2023.

S. Denise Woods
Notary Public

My Commission Expires: SANDRA DENISE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Tanya C. Radic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of **Zeljko Radic**, Member of **2Radical Investments and Properties, LLC**, the within named bargainor, a limited liability company, as Attorney-in-Fact, as the free act and deed of the said Principal(s), and the execution of the foregoing instrument for Zeljko Radic for the purposes therein contained, by signing in the name of the limited liability company as such member.

Witness my hand and official seal on Sept. 12, 2023.

S. Denise Woods
Notary Public

My Commission Expires: SANDRA DENISE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024