Karen Johnson Davidson County
Batch# 1217074 DEEDQC
12/17/2024 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,528.73
20241217-0097666

DOCUMENT PREPARED BY AND RECORDING REQUESTED BY:

PATRICK O'ROURKE, ESQ.

WHEN RECORDED MAIL TO:
MOBO LAW, LLP
527 S. Arlington Avenue
Reno, Nevada 89509

MAIL TAX STATEMENTS TO:
Nancy Jean Radetic, Trustee
3127 Red Fox Ridge
Madison, Tennessee 37115

- Space Above This Line Reserved for Recorder's Use -

The undersigned Transferor declares:

DOCUMENTARY TRANSFER TAX $1,528.73

___X___ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.

_____ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES ASSUMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Nancy Jean Radetic, unmarried woman, whose address is 3127 Red Fox Ridge, Madison, Tennessee 37115 ("Grantor"), does hereby remise, release, and forever quit claim to:

Nancy Jean Radetic, as Trustee of the NJR Childrens' Trust dated October 28, 2024, whose address is 3127 Red Fox Ridge, Madison, Tennessee 37115 ("Grantee"), all the rights, title, interest, and claim in or to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Fox Valley Subdivision, Phase 1 – Final Plat, of record in Instrument No. 20230607-0043294, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nancy Jean Radetic, unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated October 10, 2024, and recorded as Instrument No. 20241010-0078713, in the Register's Office of Davidson County.
>
> This is improved property and is commonly known as 3127 Red Fox Ridge, Madison, Tennessee 37115.
>
> Map-Parcel #052120B02100CO

This conveyance is subject to: (i) easements, covenants, conditions, and/or restrictions or record; (ii) any statutory lien for ad valorem taxes which are not yet levied, published, due or payable;

(iii) any homeowner's association documents restricting the use and enjoyment of the Property; (iv) zoning and other applicable laws and regulations, and (v) such facts as an accurate survey and personal inspection of the Property would reflect, provided same do not render title uninsurable or unmarketable.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, nor or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the unlawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Together with all tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Dated: October 28, 2024

Nancy Jean Radetic

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)

County of Davidson)

On 28 October, 2024, before me, Audrey DeHart, personally appeared Nancy Jean Radetic, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Audrey DeHart

Printed Name Audrey DeHart

My Commission Expires 07/06/2026 (Seal)

AUDREY DEHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 413,170.00 (true value)

Nancy J. Perdetti
Affiant

Subscribed and sworn before me, this 12 day of December, 2024.

Notary

REGINALD STINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Authenticity

I, Patrick O'Rourke, 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 Oct. 28, 2024. (date of document).

Affiant Signature

11/14/2024
Date

State of Nevada

County of Washoe

Sworn to and subscribed before me this 14th day of November, 2024.

HAYLEY HAZEL
Notary Public, State of Nevada
Appointment No. 24-7272-02
My Appt. Expires Feb 8, 2028

Notary's Signature

MY COMMISSION EXPIRES: Feb. 8, 2028

NOTARY'S SEAL