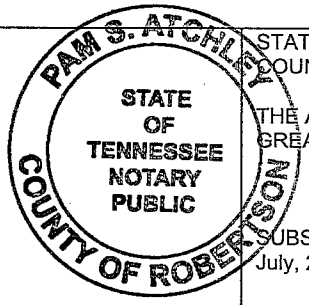
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of July, 2025 .

Notary Public

My Commission Expires: 4-22-29

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Bronwyn Opelt	**NEW OWNER**	Map/Parcel: 053 11 0 097.00
105 McArthur Dr.		
Old Hickory TN 37138		

Karen Johnson Davidson County
Batch# 1301001 DEEDWARR
07/23/2025 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20250723-0058290

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Pacific Premier Trust Custodian FBO Zeljko Radic IRA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bronwyn Opelt, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th civil district of Davidson County, Tennessee, Being shown as Lot "B" on the unrecorded Map of a Subdivision of certain property for Claude Grimm, described according to a copy of survey thereof made March 06, 1963, by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the East margin of McArthur Rod, now Calkin Street, 180 feet South from the South margin of Meadow Street at the corner of Lots B and C; thence with the line between said lots, South 81 deg. 46' East 186.29 feet to a point; thence South 9 deg. 02' West 140 feet to a corner of Lot A: thence with the line between Lots A and B, North 81 deg. 43' West 179.6 feet to the East margin of Calkin Street; thence with the margin of the same, North 6 deg. 18' East 140 feet to the point of beginning.

Being the same property conveyed to Pacific Premier Trust Custodian FBO Zaljko Radic IRA by deed from Gregory A. Brewer, a married man, Instrument Number 20200929-0112273, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Acreage is for identification purposes only, exact acreage is not intended or insured.

Subject to any and all easements and minimum building setback lines of record.

Agreement for Dedication of Easement for Sanitary Sewers and/o Storm Drainage of record in Book 8297, Page 609, said Register's Office.

This is unimproved X improved property, known as 105 McArthur Dr., Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of July, 2025.

Pacific Premier Trust Custodian FBO Zeljko Radic IRA

By:
Its:

Pacific Premier Trust
A Division of Pacific Premier Bank
By: Greg Wade
It's: Authorized Signatory

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Greg Wade as Authorized Signor of Pacific Premier Trust, 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 purpose contained therein and who further acknowledged that he/she is the Authorized Signor of the maker, or a constituent of the maker, and in authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22 Nd day of July, 2025.

Notary Signature
My commission expires:

EVA MARIA WILLIAMS
NOTARY PUBLIC
State of Colorado
Notary ID # 19984031400
My Commission Expires 11/15/2026

Read and Approved by:

Zeljko Radic by Tanya Radic , Attorney in Fact

Zeljko Radic
By: Tanya Radic, Attorney in Fact (by POA in 20220406-0040049)

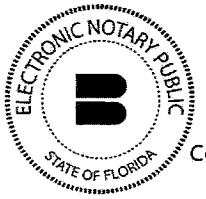
STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tanya 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 acknowledged that he/she executed the within instrument for the purpose contained therein and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22 day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 06/13/2027

Notarized online using audio-video communication



Nadia DeMessa
Electronic Notary Public
State of Florida
Commission #: HH391253
Commission Expires: 06/13/2027

Certificate of Authenticity

I, Pam Atchley, 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 7-22-25.

Date

Affiant Signature

7/22/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 22nd day of July, 20 25

Notary's Signature

My Commission Expires: 1-26-28

Date

Notary's Seal (if on paper)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER