# QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

MM QCD 25 4110B

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 24 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ryan J Ogrodny and Danika Portz Ogrodny and Randall Portz** | **New Owner** | |
| (NAME) **4110B Utah Avenue,** | (NAME) | **103-04-0Q-022 00** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) | |
| (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, **RYAN J OGRODNY AND DANIKA PORTZ OGRODNY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RYAN J OGRODNY AND DANIKA PORTZ OGRODNY AND RANDALL PORTZ** 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 Unit 4110B of Utah Commons, as shown on the site plan attached as Exhibit "B" to the Delaration of Covenants, conditions and Restrictions for Utah Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument Number 20150204-0010729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Ryan J Ogrodny and Danika Portz Ogrodny, husband and wife, by Warranty Deed from William Scott Gilley and Natalie Turner Gilly, husband and wife, dated July 30, 2020 and recorded August 10, 2020, in Instrument Number 20200810-0088983, Register's Office for Davidson County, Tennessee Ryan J Ogrodny and Danika Portz Ogrodny having since divoced and both are unmarried

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 **4110B Utah Avenue, Nashville, Tennessee 37209**

Karen Johnson Davidson County
Batch # 1303499 DEEDQC
07/30/2025 09 10 53 AM 2 pgs
Fees $12 00 Taxes $0 00

20250730-0060063

Witness my/our hand(s) this the 24 day of July, 2025

Ryan J Ogrodny

Danika Portz Ogrodny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN J OGRODNY, 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

Notary Public
My Commission Expires _____
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIKA PORTZ OGRODNY, 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

Notary Public
My Commission Expires _____
(SEAL)




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