Karen Johnson Davidson County
Batch# 1310022 DEEDQC
08/14/2025 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250814-0064664

File No: TN-2507-023508-RF
Grantor's Loan No. N/A

After Recording, Send to:
Brice Mlekodaj and Audrey Mlekodaj
2008 Pleasant Cv, Nashville, TN 37214

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Brice Mlekodaj and Audrey Mlekodaj, 2008 Pleasant Cv, Nashville, TN 37214

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 121 04 0B 019.00

QUITCLAIM DEED

Brice Mlekodaj and **Audrey Mlekodaj F/K/A Audrey Wade,** husband and wife, ("Grantor"), of 2008 Pleasant Cv, Nashville, TN 37214, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Brice Mlekodaj** and **Audrey Mlekodaj,** husband and wife as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 2008 Pleasant Cv, Nashville, TN 37214, with quitclaim covenants, his/her/their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Pleasant Cove Subdivision of record in Plat at Instrument No. 20240108-0001577, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

APN: 121 04 0B 019.00

Property Address is: 2008 Pleasant Cv, Nashville, TN 37214

Being that property conveyed from Platinum Invest, LLC, a Tennessee limited liability company to Brice Mlekodaj and Audrey Wade, husband and wife as joint tenants by

Warranty Deed recorded August 12, 2024 as Instrument Number 20240812-0060623 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on August 1, 2025:

Brice Mlekodaj

Audrey Mlekodaj F/K/A Audrey Wade

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Brice Mlekodaj** and **Audrey Mlekodaj**, personally known to me, or has produced driver license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1 day of August, 2025.

Notary Public

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 1 day of August, 20 25.

Notary Public

My Commission Expires: 05/08/2029

SEAL

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, MAILY DINH, 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 08-01-2025 (date of document).

M
Affiant Signature

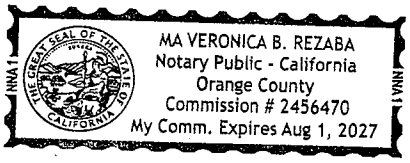
08-13-2025
Date

State of California

County of Orange

Sworn to and subscribed before me this 13th day of AUGUST, 2025.

Notary's Signature



MY COMMISSION EXPIRES: Aug. 1, 2027

NOTARY'S SEAL