Prepared by:
Judith Ann Just, Attorney, P.A.
1773 NE Lima Calle
Jensen Beach, FL 34957

Karen Johnson Davidson County
Batch# 1316653 DEEDQC
08/29/2025 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250829-0069502

Address of Owner
Roger Hendrix
1269 General George Patton Road
Nashville, TN 37221

Send Tax Bill
New Owner

Map & Parcel
142-09-0E-068-00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY AKNOWLEDGED, I, Roger Hendrix, a single man, of 3010 NE 16th Avenue #101, Oakland Park, FL, 33334, referred to as the GRANTOR has bargained and sold and by these presents do transfer and convey unto myself, Roger Hendrix, a single man, of 3010 NE 16th Avenue #101, Oakland Park, FL, 33334, a 95% interest and my sister Donna Faye Ruzinok, a married woman of 2417 Lakeshore Drive, Spring Hill, TN, 37174 a 5% interest as joint tenants with rights of survivorship, hereinafter 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 Davidson County, being Unit No. 1269 on the Plan of River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson Conty, Tennessee, as shown by a map of record in Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, and as described in a Master Deed recorded in Book 6226, Page 9, in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Roger Hendrix by Warranty Deed from John Alexander Gupton, III, Judith Winter Gupton and Beth Underwood Newell, Co-Executors of Estate of Kathleen Pace Webb of record in Instrument No. 20240305-0015125, Register's Office for Davidson County, Tennessee, dated March 1, 2024, and recorded on March 5, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: 1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; 2) any and all common areas and applicable governmental and/or zoning regulations.

This is improved property known as: 1269 General George Patton Road, Nashville, TN 37221

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal the day, and year first below written.
Signed, sealed and delivered in my presence:

Roger Hendrix
3010 NE 16th Avenue #101
Oakland Park, FL 33334

STATE OF FLORIDA)
) ss.
COUNTY OF Broward)

The foregoing instrument was acknowledged before me on 20th of August, 2025 by Roger Hendrix. The subscribing party has personally appeared before me K or online notarization _____ and has provided FL Drivers License, as identification or is personally known to me.

(ink seal)

Notary Public State of Florida
Natia Tamara Weekes
My Commission HH 690246
Expires 6/19/2029

Notary Public:
Print Name: Natia Weekes
Commission No.: HH 690246
Expiration Date: 6/19/2029

Value Affidavit

The actual consideration or value whichever is greater for this transfer is $ 0.

Judith Just
Affiant

STATE OF FLORIDA)
) ss.
COUNTY OF MARTIN)

The foregoing was subscribed and sworn to on August 29, 2025 by Judith Just. The subscribing party has personally appeared before me X or online notarization _____ _____ and has provided _____, as identification or is personally known to me.

(ink seal)

Notary Public: Susan Carrasquillo
Print Name: Susan Carrasquillo
Commission No.: HH 570925
Expiration Date: 11-12-2028

SUSAN CARRASQUILLO
MY COMMISSION # HH 570925
EXPIRES: November 12, 2028

Certificate of Authenticity

I, **Judith Ann Just**, do hereby make an 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 08/20/2025.

Name: **Judith Ann Just**
Title: Attorney
Date **08/26/2025**

STATE OF FLORIDA)
) ss.
COUNTY OF MARTIN)

The foregoing instrument was acknowledged before me on August 26, 2025 by Judith Ann Just. The subscribing party has personally appeared before me yes or online notarization _____ and has provided Florida Driver License, as identification or is personally known to me.

(ink seal)

MARY LEE MATTIS
Commission # HH 628727
Expires March 6, 2029

Notary Public: Mary Lee Mattis
Print Name: Mary Lee Mattis
Commission No.: _____
Expiration Date: March 6, 2029