Karen Johnson
Batch # 1319097
09/08/2025 08 51 20 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250908-0071265

THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael & Robin Radecki, Trustees 6608 Louisia Bradley Circle Hermitage, TN 37076	SAME AS NEW OWNER	074 16 0A 113.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Michael James Radecki and Robin Kay Radecki**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Michael James Radecki and Robin Kay Radecki, Trustees of the Radecki Living Trust**, dated August 6, 2011 and restated in its entirety on September 4, 2025, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 113 on the Final Plat of Phase 2 - Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael James Radecki and Robin Kay Radecki, husband and wife, from Parkhaven Communities, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20231027-0084109 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6608 Louisia Bradley Circle, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 4th day of SEPTEMBER, 2025.

Michael James Radecki, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael James Radecki**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of September 2025

My Commission Expires 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 4 day of September, 2025.

Robin Kay Radecki

Robin Kay Radecki, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robin Kay Radecki**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 4th day of September, 2025.

My Commission Expires 3/8/28 Tiffany Beckman

Notary Public

