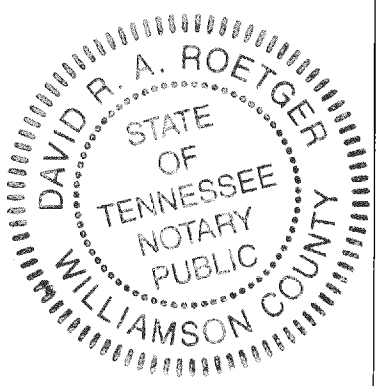
Karen Johnson Davidson County
Batch# 1361770 DEEDQC
12/29/2025 09:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102486

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ~~THIS 12TH~~ DAY OF DECEMBER, 2025.

Notary Public

COMMISSION EXPIRES: 5.16.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Lucian Vasile Rad and Daniela Rad	New Owner	086 09 0 049.00
(Name) 40 Burton Court		
(Address) Mt Juliet, TN 37122		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Lucian Vasile Rad, a married man, hereinafter referred to as Grantor, hereby quitclaims to Lucian Vasile Rad and Daniela Rad, husband and wife, their heirs and assigns forever, all of his right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows to-wit,

Being Lot No. 57, on the plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Page 218, 219 and 220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lucian Vasile Rad, a married man by Warranty Deed from Jerry Spears, married of record in Instrument No. 20251215-0099333, Register's Office for Davidson County, Tennessee.

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

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

IN WITNESS WHEREOF, the said Lucian Vasile Rad has hereunto set his signature, on this, the 12th day of December, 2025.

Lucian Vasile Rad

STATE OF TENNESSEE
COUNTY OF WILSON

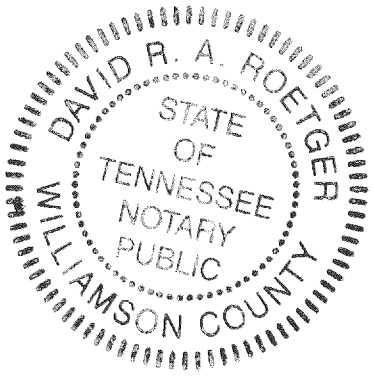
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lucian Vasile Rad, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within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

Witness my hand and official seal, this the 12th day of December, 2025.

Notary Public

My Commission Expires: 5.16.29

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

December 12, 2025.

Date

Affiant Signature

December 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of December, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON