Karen Johnson Davidson County
Batch# 1367690 DEEDQC
01/08/2026 03:02:30 PM 8 pgs
Fees: $43.00 Taxes: $682.45
20260108-0001903

File No: 2004378334

After Recording, Send to:
Danika Portz and Randall Portz
4110 Utah Ave. # B, Nashville, TN 37209
1036 William St., Franklin, TN 37064

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:
Danika Portz Ogrodny and Randall Portz, 4110 Utah Ave. # B, Nashville, TN 37209

Tax Parcel Number: 103 04 0Q 002.00

QUITCLAIM DEED

Ryan J. Ogrodny, unmarried, and **Danika Portz Ogrodny**, unmarried, whose mailing address is 4110 Utah Ave. # B, Nashville, TN 37209 and **Randall Portz,** married and conveying non homestead property, whose mailing address is 1036 William St., Franklin, TN 37064 ("Grantor"), for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Danika Portz Ogrodny**, whose tax mailing address is 4110 Utah Ave. # B, Nashville, TN 37209 and **Randall Portz,** whose tax mailing address is 1036 William St., Franklin, TN 37064, as joint tenants with right of survivorship, ("Grantee"), with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 4110B OF UTAH COMMONS, AS SHOWN ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE DECLARATION 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.

Assessor's Parcel No: 103 04 0Q 002.00

Property Address is: 4110 Utah Ave. # B, Nashville, TN 37209

BEING THE SAME PROPERTY CONVEYED TO RYAN J OGRODNY AND DANIKA PORTZ OGRODNY AND RANDALL PORTZ FROM RYAN J OGRODNY AND DANIKA PORTZ OGRODNY, BY QUITCLAIM DEED DATED 07/24/2025, RECORDED 07/30/2025, DEED INSTRUMENT NO. 20250730-0060063, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

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 November 19, 2025:

Ryan J. Ogrodny

Ryan J. Ogrodny

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ryan J. Ogrodny**, personally known to me, or has produced TN 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 19th day of November, 2025.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 11/19, 2025

Danika Portz Ogrodny

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Danika Portz Ogrodny**, personally known to me, or has produced DL, 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 19 day of 11, 2025

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Executed by the undersigned on 11/19, 2025:

Randall Portz

Randall Portz

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Randall Portz**, personally known to me, or has produced DL, 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 19 day of 11, 2025

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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 $184,447.02.

Affiant

Subscribed and sworn to before me on this the 19 day of November 20 25.

Notary Public

My Commission Expires: 07/03/2028

SEAL

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TN
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 $184,447.02.

Affiant

Subscribed and sworn to before me on this the ~~November 19~~ 4th day of November, 20 25.

Notary Public

My Commission Expires: 3/20/28

SEAL

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 11/19/2025 (date of document).

NJWB
Affiant Signature

01/06/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 6th day of January, 2026.

Beth Ann Henderson
Notary's Signature Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923