**This Instrument Prepared By:**
Reginald P. Harrion, Esq. o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
702-736-6400

Karen Johnson Davidson County
Batch# 1404706 DEEDQC
04/13/2026 10:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260413-0029728

# QUITCLAIM DEED

**ADDRESS NEW OWNER AS FOLLOWS:**
Rocket Close LLC
662 Woodward Avenue
Detroit, MI 48226

**MAIL TAX STATEMENT TO:**
Cynthia Tkalec, et al
216 Engel Avenue
Goodlettsville, TN 37072

**MAP PARCEL NUMBERS:**
Map/Parcel: 01811001400

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Cynthia Tkalec and Dennis Tkalec, wife and husband and Robert Leo, a married man, as joint tenants by these presents do hereby quitclaim and convey unto the said Cynthia Tkalec and Dennis Tkalec, wife and husband, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove father from title.

This is unimproved ( ) property known as 216 Engel Avenue, Goodlettsville, TN 37072
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated Apr. 1, 2026 between Cynthia Tkalec and Dennis Tkalec, wife and husband and Robert Leo, a married man, as joint tenants, as Seller(s) and Cynthia Tkalec and Dennis Tkalec, wife and husband, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

Witness our hand this 1 day of Apr, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cynthia Tkalec
Cynthia Tkalec

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** Davidson ) SS

Personally appeared before me, Christine Bolanis Garner, a Notary Public in and for said County and State, Cynthia Tkalec the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at: Goodlettsville, TN
this 1 day of Apr, A.D., 2026

**NOTARY STAMP/SEAL**

NOTARY PUBLIC
Notary Commission Expires: 2/10/2030

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 10, 2030

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )
**COUNTY OF** Davidson ) SS

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 1 day of Apr., 2026

(Affix Seal)

Cynthia Tkalec
Affiant

Notary Public
My Commission Expires: 2/10/2030

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 10, 2030

(Attached to and becoming a part of Quitclaim Deed dated Apr. 1, 2026 between Cynthia Tkalec and Dennis Tkalec, wife and husband and Robert Leo, a married man, as joint tenants, as Seller(s) and Cynthia Tkalec and Dennis Tkalec, wife and husband, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

Witness our hand this 1 day of Apr., 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dennis Tkalec

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
ss
**COUNTY OF** Davidson )

Personally appeared before me, Christine Bolanis Garner, a Notary Public in and for said County and State, Dennis Tkalec the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Goodlettsville, TN this 1 day of Apr, A.D., 20 26

**NOTARY STAMP/SEAL**

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 10, 2030

NOTARY PUBLIC
Notary Commission Expires: 2/10/2030

(Attached to and becoming a part of Quitclaim Deed dated 03/19/2026 between Cynthia Tkalec and Dennis Tkalec, wife and husband and Robert Leo, a married man, as joint tenants, as Seller(s) and Cynthia Tkalec and Dennis Tkalec, wife and husband, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

Witness our hand this 19 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert Leo

**ACKNOWLEDGMENT**

**STATE OF** AZ )
ss
**COUNTY OF** Mohave )

Personally appeared before me, Gisselle Nunez, a Notary Public in and for said County and State, Robert Leo the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at State Farm Bullhead city AZ this Mar day of 19th, A.D., 2026.

**NOTARY STAMP/SEAL**

NOTARY PUBLIC
Notary Commission Expires: 10/14/27

Gisselle Nunez
Notary Public
Mohave County, Arizona
My Comm. Expires 10-14-27
Commission No. 656596

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 01811001400

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 IN CONNELL ESTATES, SECTION 2, AS SHOWN ON THE PLAN OF RECORD IN BOOK 2900, PAGE 1130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 145.0 FEET ON THE EASTERLY SIDE OF ENGEL AVENUE AND RUNS BACK 283.7 FEET ON THE NORTHERLY LINE AND 276.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR UPON WHICH IT MEASURES 145.0 FEET THEREON.

Commonly known as: 216 Engel Ave, Goodlettsville, TN 37072-1319

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Cynthia Tkalec and Dennis Tkalec, wife and husband and Robert Leo, a married man, as joint tenants, by deed dated April 24, 2024 of record in Deed Instrument/Case No. 20240502-0032077 , in the County Clerk's Office.

Being the same property conveyed to Cynthia Tkalec and Dennis Tkalec, wife and husband and Robert Leo, a married man, as joint tenants by Deed from Larry C. Hale and wife, Pauline L. Hale of record as Document No. 20240502-0032077, said Register's Office.

**Tennessee Certification of Electronic Document**

I, Sam Rider, 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 4/1/2026 (date of document).

Affiant Signature

Apr 3, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 03 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF NOTARY PUBLIC MICHIGAN

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne