Karen Johnson Davidson County
Batch# 1438451 DEEDQC
06/26/2026 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260626-0057825

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Janet Abeja and Josip Capelj 611 Hamilton Crossings Antioch, TN 37013	NEW OWNERS	150-09-0C-042.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Janet Abeja, a married woman** by these presents does hereby quitclaim and convey unto **Janet Abeja and Josip Capelj, a married couple**, their heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being all of Units J-42 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Janet Abeja, by Warranty Deed, dated October 17th, 2022, of record in Instrument No. 20221018-0113793 of the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
18th day of June 2026.

Affiant

My commission expires: 7-3-2028
(Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of June 2026.

Janet Abeja

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Janet Abeja**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 18th day of June 2026.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring properties located at 611 Hamilton Crossings, Antioch, TN 37122, pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC, ("Lockeland Law Group"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Janet Abeja

Janet Abeja

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janet Abeja, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 18 th day of June, 2026.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 18. 2026

Affiant Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

