This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Claudia Nagy	Same	084-16-0-082.00
2544 Stinson Road		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **CLAIRE NICOLE NELSON, AN UNMARRIED WOMAN,** the grantors herein, does hereby Quitclaim and convey unto the said **CLAUDIA LOUISE NAGY, an unmarried woman** the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hargis Heights of record in Plat Book 974, page 82, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Claudia Louise Nagy, an unmarried woman and Clare Nicole Nelson, an unmarried woman, as tenants in common with right of survivorship. By Warranty Deed dated 11/19/2020 from Michael T. Polston and Karen G Polston, husband and wife, filed for record 11/25/20 of record in Instrument #20201125-0138290, Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 2544 Stinson Road, Nashville, Tennessee 37214

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value which ever is greater for this transfer is ***$0.00***

Subscribed and sworn to before me this the 4 day of August, 2021.

David S. Dannelly
Comm.#GG340816
Expires: June 2, 2023
Bonded Thru Aaron Notary

Claire Nicole Nelson
Affiant

My commission expires: 6/2/23

Notary Public

Karen Johnson Davidson County
Batch# 698848 DEEDQC
08/17/2021 11:18:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210817-0111066

WITNESS my hand on the 4TH day of AUGUST, 2021.

Claire Nicole Nelson

Claire Nicole Nelson

This instrument prepared by:
M Todd Culley, Attorney
104 Cherokee Road
Hendersonville, TN 37075

STATE OF FLORIDA
COUNTY OF DADE

Personally appeared before me, a Notary Public of said county and state, the within named **Claire Nicole Nelson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4TH day of AUGUST, 2021

My Commission Expires: 6/2/23

Notary Public

David S. Dannelly
Comm. # GG340816
Expires: June 2, 2023
Bonded Thru Aaron Notary