QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-WP-19-3025-QCD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marla Jean Cservenyak	**New Owner**	
(NAME)	(NAME)	**117-02-0D-008.00-CO**
3025 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK STEPHEN CSERVENYAK, JR. AND MARLA JEAN CSERVENYAK,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **MARLA JEAN CSERVENYAK,** hereinafter called the Grantee, her heirs, successors, and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Clairmont Condominiums of record in Plat Book 6200, page 551, Register' s Office for said County, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, and reinstated in Book 8263, page 703, said Register' s Office.

Being the same property conveyed to Frank Stephen Cservenyak, Jr. and Marla Jean Cservenyak, by Warranty Deed, from Joseph S. Henry and Kimberly Henry, of record in Instrument No. 20190719-0070921, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3025 Woodlawn Dr, Nashville, TN, 37215**.

Karen Johnson Davidson County
Batch # 1112974 **DEEDQC**
03/20/2024 10:19:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240320-0019181

Witness my hand this the 11th day of March, 2024.

FRANK STEPHEN CSERVENYAK, JR.

STATE OF Illinois)
COUNTY OF Will)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK STEPHEN CSERVENYAK, JR.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2024.

Victoria L Lakotich
Notary Public

OFFICIAL SEAL
VICTORIA L LAKOTICH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/06/24

My Commission Expires: 7/6/2024

Witness my hand this the 16 day of March, 2024.

MARLA JEAN CSERVENYAK

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARLA JEAN CSERVENYAK,** the within named bargainor, 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 the 16 day of March, 2024.

Notary Public

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

My Commission Expires: 5-5-25