Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson
Batch # 1121799
04/11/2024 02:45:45 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240411-0025933

MARLA JEAN CSERVENYAK

TO: WARRANTY DEED

MARLA JEAN CSERVENYAK, Trustee of the
MARLA CSERVENYAK REVOCABLE LIVING TRUST dated April 11, 2024

THIS DEED OF REALTY, executed as of the 11th day of April, 2024, by and between, MARLA JEAN CSERVENYAK, an unmarried woman, ("Grantor"), and MARLA JEAN CSERVENYAK, Trustee of the MARLA CSERVENYAK REVOCABLE LIVING TRUST dated April 11, 2024, and any amendments thereto, ("Grantee"),

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to its successors and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in the Davidson County, Tennessee, being bounded and described as follows:

> 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 Davidson 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, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Frank Stephen Cservenyak, Jr. and Marla Jean Cservenyak, by Warranty Deed, from Joseph S. Henry and Kimberly Henry, husband and wife, dated July 8, 2019, and recorded July 19, 2019, of record in Instrument No. 20190719-0070921, in the Register's Office for Davidson County,

Tennessee.

Further, being the same property conveyed to Marla Jean Cservenyak by Quitclaim Deed from Frank Stephen Cservenyak, Jr. and Marla Jean Cservenyak, dated March 11, 2024, and recorded March 20, 2024, of record in Instrument No. 20240320-0019181, in the Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Marla Jean Cservenyak
MARLA JEAN CSERVENYAK Grantor

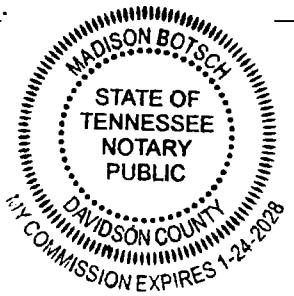
STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of April, 2024.

My Commission Expires:
1/24/2028.

Madison Botsch
Notary Public



Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Marla Jean Cservenyak, Trustee of the Marla Cservenyak Revocable Living Trust 3025 Woodlawn Drive Nashville, TN, 37215	SAME/OWNER
Property Address:	Map and Parcel No.:
3025 Woodlawn Drive Nashville, TN, 37215	117 02 0D 008.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).