Karen Johnson Davidson County
Batch# 1269336 DEEDQC
05/06/2025 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250506-0035424

Prepared by:
D. Shayne Adair
807 Bradford Ave
Nashville, TN 37204

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $__0__.

Affiant

Subscribed and sworn to before me this 6th day of May, 2025.

Notary Public

My commission expires: 3.20.28

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Claudia Nagy Revocable Trust dated August 5, 2020	New Owner	084-16-0-082.00
2544 Stinson Road		
Nashville, TN 37214		

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Claudia Louise Nagy**, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of her right, title and interest unto, **Claudia Nagy, Trustee of the Claudia Nagy Revocable Trust dated August 5, 2020**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 the property.

Being the same property conveyed to Claudia Louise Nagy, unmarried and Claire Nicole Nelson, unmarried, by Warranty Deed from Michael T. Polston and Karen G. Polston, husband and wife of record in Instrument No. 20201125-0138290 Register's Office for Davidson County, Tennessee, dated November 19, 2020, and recorded on November 25, 2020.

Being the same property conveyed to Claudia Louise Nagy by Quitclaim Deed from Claire Nicole Nelson, an unmarried woman, dated August 4, 2021, of record in Instrument No. 20210817-0111066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2544 Stinson Road, Nashville, TN 37214.**

Witness my/our hands this 6th day of May 2025.

Claudia Louise Nagy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within Claudia Louise Nagy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2025.

D. Shayne Adair, Notary Public
State of Tennessee at Large

My Commission Expires: 06/14/2026



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/6/2025.

Affiant Signature

5/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY