Karen Johnson Davidson County
Batch# 1272192 DEEDWARR
05/12/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,061.75
20250512-0037272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $827,500.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2025.

Notary Public

My commission expires: 9-7-2026

(Notary Stamp) BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Derek Fluegge and Christina Fluegge	NEW OWNER	094-02-0-045.00
1710 Shelby Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven McGinigle and Madeleine McGinigle, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Derek Jeffrey Fluegge and Christina Lee Fluegge,
Trustees of the Fluegge Family Trust dated May 25, 2006

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 (erroneously shown as Lot No. 91 in the prior legal description in Instrument No. 20240611-0043433) on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, 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 Steven Monroe McGinigle by Warranty Deed from Joseph Katsaros, married and Beatriz Elizabeth Katsaros and George Joseph Katsaros, wife and husband of record in Instrument No. 20170228-0019956 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 28, 2017.
Being the same property conveyed to Steven McGinigle and Madeleine McGinigle, wife and husband by Quitclaim Deed from Steven Monroe McGinigle of record in Instrument No. 20240611-0043433 Register's Office for Davidson County, Tennessee, dated June 10, 2024 and recorded on June 11, 2024.

This is improved property known as **1710 Shelby Avenue, Nashville, TN 37206.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of May, 2025.

Steven McGinigle

Madeleine McGinigle

STATE OF NORTH CAROLINA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven McGinigle and Madeleine McGinigle, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their name above.

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

Notary Public
My Commission Expires: January 18, 2029

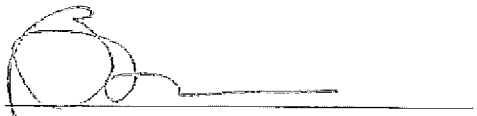
K. JOSEPH CALLISTE
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires January 18, 2029

Lenders Title Company File No. 25-002280-524

SP 11/2015

Certificate of Authenticity

I, Barbara McGinty, 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 5-12-2025 (date of document).

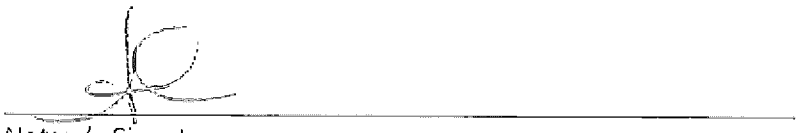


Affiant Signature

Date 5-12-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

