File No: TN-2505-017732-JR
Grantor's Loan No. _____

Karen Johnson Davidson County
Batch# 1285397 DEEDQC
06/17/2025 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250617-0047694

After Recording, Send to:
Kara Tsugawa and Kevin Ergina
1406 Straightway Ave., Nashville, TN 37206

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Kara Tsugawa and Kevin Ergina, 1406 Straightway Ave., Nashville, TN 37206

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 072 14 0 186.00

QUITCLAIM DEED

Kara Tsugawa, a single woman and **Kevin Ergina,** a single man, ("Grantor"), of 1406 Straightway Ave., Nashville, TN 37206, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Kara Tsugawa,** a single woman and **Kevin Ergina,** a single man, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 1406 Straightway Ave., Nashville, TN 37206, with quitclaim covenants, his/her/their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly 100 feet of the Easterly half of Lot No. 39 (erroneously referenced as Lot 38 in prior deeds) on the Plan of HM. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for Said County.

Said part of Lot No. 39 fronts 50 feet on the Southerly side of Straightway Avenue and extends back between parallel lines 100 feet to a dead line.

Parcel ID: 072 14 0 186.00

Property Address is: 1406 Straightway Ave., Nashville, TN 37206

Being that property conveyed from William T. Harris and Loree Beth Harris, husband and wife to Kara Tsugawa, a single woman and and Kevin Ergina, a single man, as joint tenants in common with right of surviorship by Warranty Deed recorded June 21, 2019 as Instrument Number 20190621-0060291 in the Official County Records

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on JUNE 10, 2025:

Kara Tsugawa

Kevin Ergina

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Kara Tsugawa** and **Kevin Ergina**, personally known to me, or has produced DRIVERS LIC, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of JUNE, 2025.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
3/9/27
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant Kara Tsugawa

Subscribed and sworn to before me on this the 10 day of JUNE, 2025.

Notary Public

My Commission Expires: 3/9/27

SEAL

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Maribel Shimel 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 06/19/2025 (date of document).

Affiant Signature

06/16/2025
Date

State of California

County of Orange

Sworn to and subscribed before me this 17th day of June, 2025.

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL