Karen Johnson Davidson County
Batch# 1289010 DEEDQC
06/23/2025 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250623-0049303

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Steven E. Csorna, Trustee
Steven E. Csorna Revocable Living Trust
4012 Port Jamaica Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map and Parcel No.
0961101800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Steven E. Csorna**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Steven E. Csorna, Trustee, Steven E. Csorna Revocable Living Trust Agreement dated June 23, 2025**, ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 102 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for said County.

SAID Lot fronts 81 feet on the southerly side of Lakeland Drive and runs back 160.2 feet on the easterly line and 155.2 feet on the westerly line to a dead line in the rear on which it measures 62.5 feet.

Being the same property conveyed to **Steven E. Csorna**, by the **Last Will and Testament of Maria Csorna**, recorded in Book 10325, Page 902, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to **Maria Csorna**, by Deed dated April 12, 1978, from **Marshall L. Flowers, and wife, Bonnie N. Flowers**, recorded in Book 5273, Page 330, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3217 Lakeland Drive, Nashville, TN 37214**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 23rd day of June 2025.

Steven E. Csorna

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Steven E. Csorna**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of June 2025.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 23, 2025.

Affiant Signature

June 23, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of June 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

