This Instrument Prepared by:
Lenders Title Company
174 Saundersville Rd, Suite 102
Hendersonville, TN. 37075

Karen Johnson Davidson County
Batch# 1324344 DEEDQC
09/19/2025 11:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0075076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $.00

Affiant

Gregory D. Vadney
State of Tennessee
Notary Public
Sumner County

Subscribed and sworn to before me this 16th day of April, 2025.

Notary Public

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Gage Nelson 805 Beth Drive Nashville, TN 37206	Gage Nelson 805 Beth Drive Murfreesboro, TN 37206	084-09-0-010.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE, **Kayla R. Bagley, an unmarried woman,** has bargained and sold and does hereby quitclaim, transfer and convey all their right, title and interest which they may have in the hereinafter described property to **Gage Nelson, an unmarried man,** its heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, East Towne of record in Plat Book 3700, Page 147, 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 Gage Nelson, an unmarried man, and Kayla R. Bagley, an unmarried woman, as Joint Tenants of Right to Survivorship, by Warranty Deed from Cameron Marburger, a single man, of record in Instrument No. 20240426-0030335, in the Register's Office for Davidson County, Tennessee, dated April 23, 2024, and recorded on April 26, 2024.

Being also known as 805 Beth Dr. Nashville, TN 37206.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 16th day of April, 2025.

Kayla R. Bagley

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kayla R. Bagley**, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 16th day of April, 2025.

My Commission Expires:

3-25-27

NOTARY PUBLIC

Gregory D. Vaught
State of Tennessee
Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 4/16/2025 (date of document).

Affiant Signature

9/19/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 19 day of Sept, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County