Karen Johnson Davidson County
Batch# 1331664 DEEDWARR
10/08/2025 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $3,061.75
20251008-0080261

WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

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 THE 6TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kevin M. Baird and Elizabeth P. Baird	Fairway Independant Mtg. Corp.	092 13 0 110.00
(NAME)	(NAME)	
3905 Park Avenue	4201 marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Adam Nagy and Kelly Nagy, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kevin M. Baird and Elizabeth P. Baird, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 15 on the Plan of CHARLOTTE PARK 2ND ADDITION of record in Plat Book 57, Pages160 and 161, in the Register's Office of Davidson

County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50 feet on the Southerly margin of First Avenue, now Park Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Adam Nagy and Kelly Nagy, husband and wife, by Warranty Deed from Jennifer Ives, now known as, Jennifer I. Grimson, a married woman, of record in Instrument No. 20200226-0021579, in the Register's Office of Davidson County, Tennessee, dated February 18, 2020 and recorded on February 26, 2020.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3905 Park Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Effective the 6 day of October, 2025.

Adam Nagy
Adam Nagy

Kelly Nagy
Kelly Nagy

STATE OF Indiana

COUNTY OF Hamilton

On this 6 day of October, 20 25, before me personally appeared Adam Nagy and Kelly Nagy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Anne E. Fields
Notary Public

My Commission Expires: 12/11/2028

Anne E. Fields
Notary Public - Official Seal
State of Indiana - Hendricks County
Commission Number 640469
My Commission Expires Dec. 11, 2028

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

True Copy Certification

I, **Tammy Carney,** 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 this the 6 day of October, 2025.

Affiant Signature
Date 10.7.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

