Karen Johnson Davidson County
Batch# 1353842 DEEDQC
12/04/2025 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251204-0096490

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

| Name and address of owner: | Send tax bills to: | Map Parcel Number: |
|---|---|---|
| Janos Sztipanovits and<br>Agnes Sztipanovits, Trustees<br>416 Arlington Place<br>Nashville, TN 37205 | Janos Sztipanovits and<br>Agnes Sztipanovits, Trustees<br>416 Arlington Place<br>Nashville, TN 37205 | 142 16 0B 029.00 |

## QUITCLAIM DEED

WHEREAS, Janos Sztipanovits and Agnes Sztipanovits acquired the property more particularly described herein by Warranty Deed dated January 11, 1996 from Eric L. Blay and C. Nina Blay, recorded March 15, 1996 at Book 9980, page 562 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, by Quitclaim Deed dated November 29, 2008, Janos Sztipanovits conveyed his interest in said property to Agnes Sztipanovits, said deed recorded December 4, 2008 as Instrument Number 20081204-0117676 in said Register's Office; and

WHEREAS, Agnes Sztipanovits desires to make this Quitclaim Deed and cause it to be recorded in said Register's records; and

WHEREAS, Janos Sztipanovits desires to join in the making of this Quitclaim Deed to convey any interest he may have in and to said property.

NOW, THEREFORE, JANOS SZTIPANOVITS and AGNES SZTIPANOVITS ("Grantors") quitclaim to JANOS SZTIPANOVITS and AGNES SZTIPANOVITS, CO-TRUSTEES OF THE JANOS AND AGNES SZTIPANOVITS COMMUNITY PROPERTY TRUST DATED December 4, 2025 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 29 on the Plan of Arlington Green, Phase I, as of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate legal description.
>
> Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.
>
> Being the same property conveyed by Warranty Deed dated January 11, 1996 from Eric L. Blay and C. Nina Blay to Janos Sztipanovits and Agnes Sztipanovits, recorded March 15, 1996 at Book 9980, page 562 in the Register's Office of Davidson County, Tennessee, and

the same property conveyed by Quitclaim Deed dated November 24, 2008 from Janos Sztipanovits to Agnes Sztipanovits, recorded December 4, 2008 as Instrument Number 20081204-0117676 in said Register's Office.

Being improved property known as 416 Arlington Place, Nashville, TN 37221.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[ Continued on following page. ]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 4 day of December, 2025.

GRANTORS:

Janos Sztipanovits

Agnes Sztipanovits

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Janos Sztipanovits, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 4 day of december, 2025.

Notary Pubic

ALEXANDRA SUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

Commission Expires: 9/3/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Agnes Sztipanovits, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 4 day of december, 2025.

Notary Pubic

Commission Expires: 9/3/29

ALEXANDRA SUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

4928-2659-2632 v.1
4928-2659-2632v1
2929160-000001 12/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

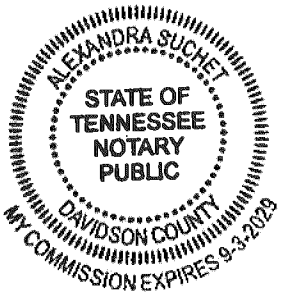
Agnes Sztipanovits

Printed Name: Agnes Sztipanovits
Trustee / Grantee

Sworn to and subscribed before me this
9 day of December, 2025.

Notary Public

Commission Expires: 9/3/29




4928-2659-2632 v.1
4928-2659-2632v1
2929160-000001 12/03/2025

**Tennessee Certification of Electronic Document**

I, Steven K. Wood, 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 12/4/25 (date of document).

Affiant Signature

12/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

