Karen Johnson Davidson County
Batch# 1367687 DEEDQC
01/08/2026 03:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260108-0001900

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 Agnes Sztipanovits, Trustees 416 Arlington Place Nashville, TN 37205	Janos Sztipanovits and Agnes Sztipanovits, Trustees 416 Arlington Place Nashville, TN 37205	104 06 0C 002.00

QUITCLAIM DEED

WHEREAS, Janos Sztipanovits acquired the property more particularly described herein by Warranty Deed dated April 28, 2022 from Mary Kathryn Bartek, a/k/a Kathryn Bartek Sztipanovits, recorded April 29, 2022 as Instrument Number 20220429-0049995 in the Register's Office of Davidson County, Tennessee; and

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

WHEREAS, Agnes Sztipanovits desires to join in the making of this Quitclaim Deed to convey any interest she 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:

> Located in Davidson County, Tennessee, being Unit No. 2 of Orleans Park, a horizontal property regime established by Master Deed of record in Book 6190, page 190, as amended in Book 7760, page 34, and in Book 10256, page 508, a plat of which is of record in Book 6050, page 562 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Subject to matters set forth below, as well as any and all zoning regulations building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.
>
> Subject to liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. §67-5-603, *et seq.*

Subject to restrictions, dedications, conditions, reservations, easements and other matters shown on plat of Orleans Park as recorded in Plat Book 6050, page 562 in said Register's Office.

Subject to conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Orleans Park Condominium of record in Book 6190, page 190, as amended by instruments of record in Book 7760, page 34 and Book 10256, page 508.

Subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed by Warranty Deed dated April 22, 2022 from Mary Kathryn Bartek, a/k/a Mary Kathryn Bartek Sztipanovits, to Janos Sztipanovits, recorded April 29, 2022 as Instrument Number 20220429-0049995 in the Register's Office of Davidson County, Tennessee.

Being improved property known as 3338 Love Circle, Nashville, TN 37212.

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 22 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 22 day of December, 2025.

Notary Pubic

Commission Expires: 09/03/2029

EDUARDO ARREDONDO JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 3, 2029

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 22 day of December, 2025.

Notary Pubic

Commission Expires: 09/03/2029

EDUARDO ARREDONDO JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 3, 2029

4905-5121-4464 v.1

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).

Printed Name: Janos Sztipanovits; Agnes Sztipanovi
Trustee / Grantee

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

Notary Public

Commission Expires: 09/03/2029

EDUARDO ARREDONDO JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 3, 2029

4905-5121-4464 v.1

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 12/22/25 (date of document).

Affiant Signature

12/22/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

