THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17390-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 2,850,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Magner		
3617 Central Avenue	New Owner	104-09-0-082.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jozef Zoldos, Successor Trustee of The Jozef Zoldos Qualified Personal Residence Trust Agreement Dated September 26, 2008, a Fifty Percent Interest and Kathleen Zoldos, Successor Trustee of The Kathleen Zoldos Qualified Personal Residence Trust Agreement Dated September 26, 2008, Fifty Percent Interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey Magner, a married woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Richland Realty Company's Second Subdivision, Division B of record in Plat Book 332, Page 92, 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 Jozef Zoldos and Kathleen Frances Zoldons, Trustees of the Zoldos Living Trust Agreement Dated November 28, 2001 by Warranty Deed from Thomas J. Graves and Mary Eliza Graves, husband and wife of record in Instrument No. 20210511-0063128 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 11, 2021.

Being the same property conveyed to Jozef Zoldos, Successor Trustee of The Jozef Zoldos Qualified Personal Residence Trust Agreement Dated September 26, 2008, a Fifty Percent Interest and Kathleen Zoldos, Successor Trustee of The Kathleen Zoldos Qualified Personal Residence Trust Agreement Dated September 26, 2008, Fifty Percent Interest by Quitclaim Deed from Jozef Zoldos and Kathleen Frances Zoldons, Trustees of the Zoldos Living Trust Agreement Dated November 28, 2001 of record in Instrument No. 20211011-0136238 Register's Office for Davidson County, Tennessee, dated October 03, 2021 and recorded on October 11, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3617 Central Ave, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1376744 DEEDWARR
02/05/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20260205-0008443

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.

Witness our hands this the 30 day of January, 2026.

The Jozef Zoldos Qualified Personal Residence Trust Agreement

BY: _____
Jozef Zoldos, Successor Trustee

The Kathleen Zoldos Qualified Personal Residence Trust Agreement

BY: Kathleen Zoldos
Kathleen Zoldos, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jozef Zoldos** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Trustee** of the **The Jozef Zoldos Qualified Personal Residence Trust Agreement,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jozef Zoldos** as such **Successor Trustee**.

Witness my hand and official seal this the 30 day of January, 2026.

My Commission expires: 7/3/28 _____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kathleen Zoldos** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Successor Trustee** of the **The Kathleen Zoldos Qualified Personal Residence Trust Agreement,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Kathleen Zoldos** as such **Successor Trustee**.

Witness my hand and official seal this the 30 day of January, 2026.

My Commission expires: 7/3/28 _____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 30 day of January, 2026.

Affiant Signature
Date 1.30.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

