THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1395140 DEEDWARR
03/19/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260319-0022002

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alexander Nagy 5220 Village Trace Nashville, TN 37211	Same as New Owner	161 10 0B 033.00

GENERAL WARRANTY 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 and sufficiency of which are hereby acknowledged, **Lawrence J. Haas, II and Erica L. Haas, by Lawrence J. Haas as attorney in fact for Erica Haas, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Alexander Thomas Nagy, a single man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5220 Village Trace, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 224, as shown on the map entitled Phase Five, Villages of Brentwood, of record as Plat Book 6900, Page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence J. Haas, II and Erica L. Haas, husband and wife, by Warranty Deed from Nicholas G. Stowell and wife, Kristin K. Stowell, dated May 25, 2012, and recorded May 30, 2012, of record in Instrument No. 20120530-0046468, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 5220 Village Trace, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 17th day of March, 2026.

Lawrence J. Haas, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2026, before me personally appeared Lawrence J. Haas, II 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's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Erica L. Haas by Lawrence Haas, her Attorney-In-Fact

Erica L. Haas by Lawrence Haas, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2026, before me personally appeared Lawrence J. Haas, II as attorney in fact for Erica L. Haas, 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's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of March, 2026.

Notary Public
My commission expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/17/2026 (date of document).

Affiant Signature

3/17/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of March, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL