Karen Johnson Davidson County
Batch# 1396508 DEEDQC
03/24/2026 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260324-0023262

File No: EMP-26002399
Grantor's Loan No. 1002188690

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
NICHOLAS AUSTIN FRAGAKIS and **KYLIE MARIE FRAGAKIS**, 3118 Stafford Drive, Nashville, TN 37214

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 085-07-0-066-00

QUITCLAIM DEED

NICHOLAS AUSTIN, FRAGAKIS and **KYLIE MARIE FRAGAKIS FKA KYLIE MARIE WRIGHT,** now married, ("Grantor"), of **3118 Stafford Drive, Nashville, TN 37214**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **NICHOLAS AUSTIN FRAGAKIS** and **KYLIE MARIE FRAGAKIS,** husband and wife, intending to hold title as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **3118 Stafford Drive, Nashville, TN 37214,** with quitclaim

covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

BEING LOT NO. 210 ON THE PLAN OF SECTION FOUR, STANFORD COUNTRY CLUB ESTATES OF RECORD IN PLAT BOOK 2900, PAGE (S) 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 2900, PAGES 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (2) RESTRICTIVE COVENANTS OF RECORD IN BOOK 3066, PAGE 219 AND AS AMENDED IN BOOK 3127, PAGE 370, SAID REGISTER'S OFFICE.

Being all that certain property conveyed from PHILLIP R. CARTER, SR. AND PAMELA J. CARTER, HUSBAND AND WIFE to NICHOLAS AUSTIN, FRAGAKIS, A SINGLE PERSON, AND KYLIE MARIE WRIGHT, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by the deed dated January 12, 2024 and recorded January 22, 2024 as Instrument Number 20240122-0003360 of official records.

APN: 085-07-0-066-00

Property Address is: 3118 Stafford Drive, Nashville, TN 37214

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 18, 2026:

Kylie Marie Fragakis FKA Kylie Marie Wright

NICHOLAS AUSTIN, FRAGAKIS

KYLIE MARIE FRAGAKIS FKA KYLIE MARIE WRIGHT

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **NICHOLAS AUSTIN, FRAGAKIS** and **KYLIE MARIE FRAGAKIS**,* personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

***FKA KYLIE MARIE WRIGHT**

Given under my hand and Notarial Seal this 18 day of March, 2026.

Notary Public

My commission Expires 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Affiant

Subscribed and sworn to before me on this the 18 day of March, 2026.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Patricia Bleys, 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 March 18, 2026 (date of document).

Affiant Signature

3/18/2026
Date

State of TX

County of Denton

Sworn to and subscribed before me this 18 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/23/2028

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028