Karen Johnson Davidson County
Batch# 1428381 DEEDQC
06/05/2026 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260605-0051107

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| SMLZ Tennessee Community Property Trust<br>3715 River Road<br>Ashland City, TN 37015 | Same | 105 10 0 105.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, STEPHEN A. ZAGORSKI and MARY LOU ZAGORSKI, husband and wife, as tenants by the entirety ("Grantors") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto STEPHEN A. ZAGORSKI and MARY LOU ZAGORSKI as the Co-Trustees of the SMLZ Tennessee Community Property Trust, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the northerly half of Lot No. 3 and the southerly half of Lot No. 4 on the Plan of Waverly Land Company's Plan of Lots of record in Plat Book 57, page 94, Register's Office for Davidson County, Tennessee.
>
> Said part of said lots fronts together 95 feet on the easterly side of 8th Avenue South, formerly Spruce Street or the Franklin Pike, as widened, and extends back 173.75 feet more or less on the northerly line and 173.75 feet on the southerly line to an alley measuring 95 feet thereon.
>
> Being the same property conveyed to Stephen A. Zagorski and Mary Lou Zagorski, husband and wife, as tenants by the entirety, by quitclaim deed from Zagorski, LLC of record in Instrument No. 20260601-0049104. Register's Office for Davidson County Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, leases, and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 28th day of May, 2026.

Affiant

Notary Public

My Commission Expires: _____

LISA C WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires APRIL 22, 2030

This is improved property known as 1808-1810 8th Ave., South, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 28th day of May, 2026.

STEPHEN A. ZAGORSKI

MARY LOU ZAGORSKI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen A. Zagorski, and wife, Mary Lou Zagorski, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of May, 2026.

Notary Public

My Commission Expires: _____

LISA C WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires APRIL 22, 2030

## Certificate of Authenticity

I, Sarah Arick, 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 May 28, 2026.

Date: 06/05/2026

Sarah Arick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me on June 5, 2026.

Notary Public: Falecher Outen My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires APRIL 29, 2030