Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 343834 DEEDWARR
01/15/2020 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20200115-0005464

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2020.

Notary Public
My commission expires: 03/08/21

SETH A. DEARINGER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

03-1912-38921

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mihaela George Marin George 1171 Pin Hook Circle Brentwood, TN 37027	Mihaela George Marin George 1171 Pin Hook Circle Brentwood, TN 37027	096-14-0-138.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gigi Bagoly**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mihaela George & Marin George, wife and husband**, hereinafter called the Grantees, their successors 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. 23, on the Plan of Happy Acres, of record in Book 2331, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gigi Bagoly by Special Warranty Deed from US Bank National Association, as Trustee, dated December 29, 2010, recorded January 18, 2010, of record in Instrument No. 20110118-0004618, Register's Office for Davidson County, Tennessee.

**The subject property is not the primary residence of the grantor, his spouse nor any minor children.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 912 Allen Rd., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of January, 2020.

Gigi Bagoly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gigi Bagoly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of January, 2020.

Notary Public



My Commission expires: 03/08/2021

True Copy Certification

I, Seth Dearinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/03/2020

