Karen Johnson Davidson County
Batch# 537575 DEEDQC
12/18/2020 09:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201218-0150066

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Joseph A. Begnaud, Trustee
326 McRae Street
Laurinburg, NC 28352

Send Tax Bills To
Same

Map & Parcel
133 12 0 022.00

Quitclaim Deed to Trustee

Grantor: Mary Y. Begnaud (unmarried)
Grantee: Joseph A. Begnaud, Trustee of the Irrevocable Trust of Mary Nell Begnaud, dated September 22, 2020

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lo t No. 19 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 66.7 feet along the westerly margin of Benita Drive, and runs back 152. 15 feet on the southerly line in the rear measuring 81 feet thereon.

Being the same property conveyed to Bennett J. Begnaud, and wife, Mary Y. Begnaud, by deed from Sara Hise Newton, unmarried, of record in Book 5257, Page 100, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 429 Benita Drive, Nashville, TN 37211.

Bennett J. Begnaud and wife, Mary Y. Begnaud were married in Scott, Louisiana on November 11, 1968. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Bennett J. Begnaud in Nashville, TN, on September 6, 2020; and Mary Y. Begnaud conveys as surviving tenant by the entirety.

Mary Y. Begnaud and Mary Nell Begnaud is one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF ß6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Mary Y. Begnaud

Mary Y. Begnaud, Grantor

State of Tennessee
County of Davidson

On ~~November~~ December 1, 2020, before me personally appeared Mary Y. Begnaud, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public

My commission expires: 5/23/2023

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of ~~Tennessee~~ North Carolina
County of Robeson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Joseph A. Begnaud, Trustee
Grantee

BRITTANY V BRITT
NOTARY PUBLIC
ROBESON COUNTY, NC

Sworn to and subscribed before me on November 9, 2020.

Brittany V Britt
Notary Public

My commission expires: April 13, 2021

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am 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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On ~~November~~ December 17, 2020, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis
Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER