This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 816995 DEEDQC
03/08/2022 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220308-0025928

QUITCLAIM DEED

NEW OWNER:
Gyorgy Barna
7177 Forrest Oaks Dr
Nashville, TN 37221

SEND TAX BILLS TO:
Gyorgy Barna
7177 Forrest Oaks Dr
Nashville, TN 37221

MAP/PARCEL
155-07-0A-027-00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Eszter Barna, hereinafter called the GRANTOR(S), does hereby quitclaim and convey to Gyorgy Barna, married, and called the GRANTEE, all right, title and interest, they have in the property:

Land in Davidson County, Tennessee, being Lot No. 14 on Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Plat Book 9700, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eszter Barna from John Robinson and Sarah Robinson, husband and wife by Warranty Deed on June 4, 2021 and recorded on June 14, 2021 in Instrument #20210614-0080032 in the Register of Office of Davidson County, Tennessee.

This is improved property located at 7177 Forrest Oaks Drive, Nashville, TN 37221.

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

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

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 27 day of January, 2022.

Eszter Barna

COUNTRY OF
or
STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Eszter Barna** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this _____ day of _____, 2022.

NOTARY

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 31 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Dr. Máté Viktor Notary Office
Dr. Máté Viktor civil law notary Budapest district VI., seat No.: 1. e-mail: iroda@budapestkozjegyzo.hu
1065 Budapest Bajcsy-Zsilinszky út 61. IV. em. 4., tel: 1-920-0360, fax: 1-920-0369, official electronic delivery at: MOKKIT, KRID: 342479118

File No.: 11024/Z/363/2022.
(licence to act in English No.: 4/2018)

---I, the undersigned Notarysubstitute, do hereby certify that the present document attached hereto was signed in my presence by **Barna, Eszter** (born on 17th January 1977 in Budapest in Hungary, mother's maiden name: dr. Knoll Júlia), domiciled at 1137 Budapest, Jászai Mari tér 4/B. 3 em. 1 a., Hungarian citizen, who established her identity and her above referred personal data by the Hungarian identity card No.: 645811CE, and by the Hungarian address card No.: 799524LG, presented before me. ----------
---The client hereby declares that she is able to write and read, and she speaks and understands the English language of the notarized document and understands the content thereof.----------
---The client acknowledges the warning of the Notarysubstitute, that the Notarysubstitute does not examine the content of the document and this notarization proves only the authenticity of the signature but does not prove the right therefore. ----------
---The personal data of any client have been indicated in the present notarial clause due to the provisions of the Act XLI of 1991 on notaries public and due to her request/approval.----------
---The client hereby acknowledges the warning of the Notarysubstitute about the provisions of Section 122 (2)-(10) of Act XLI of 1991 on public notaries, that is, of the regulation of on-line verification of clients' personal data. The Notarysubstitute has duly and in advance informed the party concerned with the procedure of identity-control about the purpose and method thereof, and the personal data affected by it; about the obligation of the Notarysubstitute to refuse notarial involvement, and his duty of notification prescribed in Section 122 (8) of Act XLI of 1991 on public notaries; and furthermore, about the procedure of handling with respect to the personal data thus obtained.----------
---The acting Notarysubstitute hereby informs the client that the verification of her personal data through the on-line database has taken place prior to the execution of the present notarial certificate. ----------
---The client declares that he is aware of the Act LIII of 2017 on prevention and obstruction prevention of money laundering and terrorist financing (hereinafter: MLA), and acknowledges the information given by the acting Notarysubstitute in respect of the provisions according to sections of 4 § (customer due diligence measures), 6 § (qualified customer due diligence) and 19 § (obligation of notaries). In consideration of the aboves the client declare that he is acting in her own name (on behalf of herself), and he is not qualified as prominent public actor or close relative or contacting person of such actor.----------
---Dated at Budapest, this 27th (twenty-seventh) day of January in the year of 2022 (two thousand and twenty-two).----------

dr. Raus, Csaba
Notarysubstitute

202203080025928

Certificate of Authenticity

I, Holly A Mason, 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 1/31/22.

Affiant Signature

2/1/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of ~~January~~ February, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22