Karen Johnson Davidson County
Batch# 865621 DEEDQC
06/01/2022 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220601-0063214

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 25th day of May, 2022.

Notary Public

My commission expires: 02-01-2025

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Ave. North, Franklin, TN 37064

## QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Edward C. Galbreath, Jr.** | **SAME** | **019-13-0-044.00** |
| **413 Church Street** | | |
| **Goodlettsville, TN 37072** | | |

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Gene Bagsby** (hereinafter the "Grantor"), hereby quitclaim and convey to **Edward C. Galbreath, Jr.** (hereinafter the "Grantee"), his heirs and assigns, any and all right, title and interest that we have in and to the following real property located in the 10th Civil District of Davidson County, Tennessee, being further described as follows, to wit:

BEGINNING at a point in the East margin of Church Street at the Southwest corner of the property conveyed to B. W. McCasland by deed of record in Book 539, Page 68, Register's Office for said County; thence with the margin of said Street, South 21 1/2 degrees East 91 1/2 feet to Shirver's North line; thence with his North line North 76 degrees East 332 feet to the Southwest corner of the property conveyed to W. J. Fulcher and wife, by deed of record in Book 1349, Page 546, said Register's Office; thence with Fulcher's West line Northerly 91 1/2 feet to said McCasland's line; thence with his line South 76 degrees West 332 feet to the point of beginning.

BEING the same property conveyed to W. J. Sircy and wife, Lovie Sircy by deed of record in Book 2140, Page 305, Register's Office for Davidson County, Tennessee; the said W. J. Sircy having predeceased his wife, Lovie Sircy, and she having since died, the property then vested in her children and sole heirs-at-law, Peggy Sircy Darrow, Novie Sircy Skimmyhorn, Ray Sircy, and Susie Sircy Bagsby; the said Ray Sircy died in 1979 leaving as his sole heirs-at-law, his wife, Doris, now deceased, and two sons, Bobby Clay Sircy and Ronald Sircy; the said Ronald Sircy executed a Quitclaim Deed of record in Book 6435, Page 181, Register's Office for Davidson County, Tennessee, conveying his interest to Susie Sircy Bagsby, Peggy Sircy Darrow, and Novie Sircy Skimmyhorn; the said Susie Sircy Bagsby

died in 1994 leaving as her sole heirs-at-law her husband, Clarence Bagsby, and three children, Gene Bagsby, Mike Bagsby, and Tim Bagsby.

BEING unimproved known as **413 Church Street, Goodlettsville, TN 37072.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 25th day of May, 2022.

**Gene Bagsby**

**STATE OF** Minnesota
**COUNTY OF** Washington

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gene Bagsby, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of May, 2022.

Notary Public
My Commission Expires: 01/31/2027

MARCUS R. DOYLE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2027

LTC File 22-001088-525

**Tennessee Certification of Electronic Document**

I, Patricia Nicks, 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 02-25-2022 (date of document).

Affiant Signature

02-25-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

