Karen Johnson Davidson County
Batch# 1036668 DEEDQC
08/09/2023 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230809-0061848

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 14 day of March, 2023. Notary Public My Commission Expires: 11/2/26

QUITCLAIM DEED

Address New Owner: Mary E. Bacigalupo and James Beata P.O. Box 486 Fairview, Tennessee 37062	Send Tax Bills to: New Owner Same	Map Parcel No. 094-02-0-109.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY E. BACIGALUPO** ("Grantor"), by these presents, does hereby quitclaim and convey unto **MARY E. BACIGALUPO AND JAMES BEATA, MARRIED,** and their heirs, successors and assigns (collectively "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 232 and the westerly 15 feet of Lot No. 233 on the Map of Edgefield Land Company's First Addition, of record in Book 57, Page 130, Register's Office for said County.

Said parts of said lots adjoin and front together 40 feet on the south side of Long Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to MARY E. BACIGALUPO, married, by quitclaim deed from MARY E. LOCKYEAR N/K/A MARY E. BACIGALUPO, of record instrument no 20130311-0024093, dated March 11, 2013, said Register's Office.

This Quitclaim Deed is being made for the purposes of establishing spousal survivorship rights.

This is improved property known as: **1802 Long Avenue, Nashville, TN 37206**

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

MARY E. BACIGALUPO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MARY E. BACIGALUPO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11/2/26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4/14/2023** (date of document).

Affiant Signature

4/14/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **MARCH**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

