Karen Johnson Davidson County
Batch # 1081253 DEEDQC
12/12/2023 01:03:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231212-0095733

This Instrument was prepared by:
Marshall & Associates, PLLC
Ellis H. Marshall, Jr., Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

FROM: **ANA ROBARDS,**
Executrix of the Estate of Gigi Bagoly.

TO: **ANNA MARIE BAGOLY**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Anna Marie Bagoly 2895 Lyncrest Drive Nashville, TN 37214	Anna Marie Bagoly 2895 Lyncrest Drive Nashville, TN 37214	Map: 96 Parcel: 131.00

The actual consideration for this transfer is $0.00.

ANA ROBARDS, Grantor/Affiant,
Executrix of the Estate of Gigi Bagoly.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ANA ROBARDS, Grantor/Affiant, Executrix of the Estate of Gigi Bagoly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **ANA ROBARDS, Grantor/Affiant, Executrix of the Estate of Gigi Bagoly,** and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, TN *(city/state)*, this 7th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: 03/06/2027

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

This Instrument was prepared by:
Marshall & Associates, PLLC
Ellis H. Marshall, Jr., Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **Anna Marie Bagoly**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANA ROBARDS, Grantor/Affiant, Executrix of the Estate of Gigi Bagoly,** does hereby quitclaim, transfer and convey to **Anna Marie Bagoly**, all interest, right and ownership that the **Estate of Gigi Bagoly** may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of December 2023.

ANA ROBARDS, Grantor/Affiant,
Executrix of the Estate of Gigi Bagoly.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ANA ROBARDS, Grantor/Affiant, Executrix of the Estate of Gigi Bagoly,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **ANA ROBARDS, Grantor/Affiant, Executrix of the Estate of Gigi Bagoly,** and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, TN *(city/state)*, this 7th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: 03/06/2027

CHELSEA H. HASLAM
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILSON

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

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EXHIBIT A

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. 15, on the Plan of Happy Acres, of record in Plat Book 2331, Page 63, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elisaveta Bagoly by deed from Gigi Bagoly, of record in Instrument No. 20030317-0035363, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gigi Bagoly by deed from Elisaveta Bagoly of record in Instrument No. 20060228-0023220, Register's Office for Davidson County, Tennessee.

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

The is improved property known as 2895 Lyncrest Drive, Nashville, TN 37214.

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

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.