Karen Johnson Davidson County
Batch# 1147793 DEEDQC
06/17/2024 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240617-0045171

FROM:

ELISABETH MAGURA GREEN

TO:

ANNA E. VASQUEZ, TRUSTEE

FROM:

ANNA E. VASQUEZ, TRUSTEE

TO:

ELISABETH MAGURA GREEN AND ROY DIXON GREEN, JR., TENANTS BY THE ENTIRETY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

ANNA E. VASQUEZ, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Elisabeth Magura Green
Elisabeth Magura Green, Affiant

Subscribed and sworn to before me, this 17th day of June, 2024.

Lindsay Hamada
Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Elisabeth Magura Green and Roy Dixon Green, Jr., TBE 3711 Princeton Avenue Nashville, TN 37205	SAME	104 05 0 164.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entirety between husband and wife, Elisabeth Magura Green, formerly Elisabeth U. Magura, does hereby remise, release and quitclaim unto Anna E. Vasquez, Trustee, her successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

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

And now, I, the said Anna E. Vasquez, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby remise, release and quitclaim unto Roy Dixon Green, Jr. and Elisabeth Magura Green, husband and wife, as tenants by the entirety, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 17th day of June, 2024.

Elisabeth Magura Green

Elisabeth Magura Green

Anna E. Vasquez, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisabeth Magura Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of June, 2024

My Commission Expires: _____

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Lindsay Hamada
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna E. Vasquez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of June, 2024.

My Commission Expires: _____

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description(s)

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 406 on the Plan of Richland Realty Company, Division "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Elisabeth U. Magura by deed from Mary Ella Meek Hazelwood and husband, Anthony Coyle Hazelwood, of record in Book 9361, Pages 526-528, Register's Office for Davidson County, Tennessee.

Elisabeth Magura Green and Elisabeth U. Magura are one and the same person.

This is improved property known as 3711 Princeton Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Anna E. Vasquez, 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 June 17, 2024.

June 17, 2024
Date

Anna E. Vasquez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of June, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

