Karen Johnson Davidson County
Batch# 1176080 DEEDQC
08/30/2024 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240830-0067165

****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:

Anna Didi Kovacs, Trustee
The Anna Didi Kovacs Living Trust,
dated May 6, 2024
3024 Brookview Forest Drive
Nashville, TN 37211

The actual consideration for this transfer is **$0.00.**

ELKIRKHAM GORE II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIANT

Subscribed and sworn to before me
this 30th day of August, 2024.

NOTARY PUBLIC
My Commission Expires: 4/10/27

SEND TAX BILLS TO:
SAME

Map/Parcel:
180-04-0B-007-00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Anna Didi Kovacs, a single person**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Anna Didi Kovacs, Trustee of The Anna Didi Kovacs Living Trust dated May 6, 2024,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 30th day of August, 2024.

Anna Didi Kovacs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Anna Didi Kovacs** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2024.

Notary Public
My Commission Expires: 1/31/26

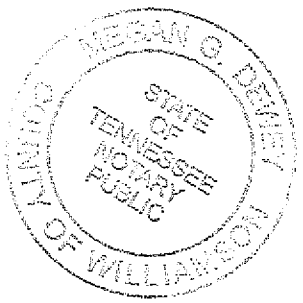


Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Brookview Forest, Phase I of record in Plat at Instrument No. 20030716-0099526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna Didi Kovacs, a single person by Warranty Deed from Alan W. Moltz, Trustee of Alan W. Moltz Living Trust dated August 28, 2007, of record as Instrument Number 20240322-0020248, in the Register's Office of Davidson County, Tennessee, dated March 18, 2024 and recorded on March 22, 2024.

This property is commonly known as 3024 Brookview Forest Drive, Nashville, TN 37211.

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

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 30th day of August, 2024.

K. Thomas Sidwell
Date: 8/30/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of August, 2024.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY