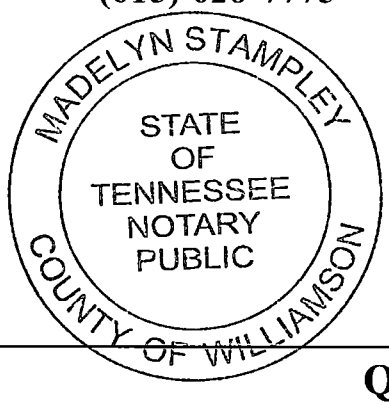
Karen Johnson
Batch # 1244520
03/10/2025 09 34 30 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250310-0017692

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775



STATE OF TENNES

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 5th day of March 2025.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Richard and Laura Bagus Living Trust 835 Regimental Drive Hermitage, Tennessee 37076	Richard and Laura Bagus Living Trust 835 Regimental Drive Hermitage, Tennessee 37076	087-10-0A-215-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Laura T. Bagus and Richard Bagus, wife and husband, do hereby quitclaim, transfer and convey unto Laura T. Bagus and Richard C. Bagus, as Trustees of Richard and Laura Bagus Living Trust dated March 5, 2025, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 215, on the Plan of FINAL PLAT THE RESERVE AT AARON'S CRESS, A CLUSTER DEVELOPMENT, PHASE 2, Section 2, as shown on plat of record in instrument 20200828-0097748, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Laura T. Bagus and Richard Bagus, wife and husband, from Grandview Custom Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed

dated July 21, 2022, and recorded on July 25, 2022, as Document No. 20220725-0084894, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 835 Regimental Drive, Hermitage, Tennessee 37076

Witness my hand this 5th day of March, 2025.

Laura T. Bagus, Grantor

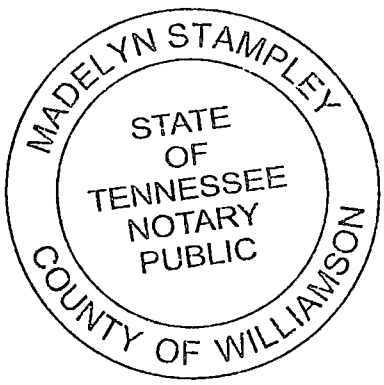
Richard Bagus, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Laura T. Bagus and Richard Bagus, Grantors, with whom I am personally acquainted (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, at office, this day, March 5, 2025.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/26/2025