Karen Johnson Davidson County
Batch# 1282011 DEEDQC
06/06/2025 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250606-0044674

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, OR WE HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT KNOWLEDGE, INFORMATION AND BELIEF THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:
3-24-2027
(AFFIX SEAL)

Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
MARY E. BACIGALUPO
7161 Kyles Creek Drive
Fairview, TN 37062

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Bacigalupo and James Beata, Jr	**NEW OWNERS**	094-02-0-108.00
(NAME) 7161 Kyles Creek Drive	(NAME) PO Box 486	
Fairview, TN 37062	(ADDRESS) Fairview, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE,

MARY ELIZABETH LOCKYEAR, NOW KNOWN AS MARY E. BACIGALUPO

GRANTOR, HEREBY QUITCLAIMS AND CONVEYS A FIFTY PERCENT (50%) RIGHT, TITLE AND INTEREST TO THE HEREINAFTER DESCRIBED PROPERTY TO HER HUSBAND, **JAMES BEATA, JR**

THIS CONVEYANCE IS DONE FOR THE SOLE PURPOSE OF VESTING IN **MARY E. BACIGALUPO AND JAMES BEATA, JR., AS WIFE AND HUSBAND**

AS TO A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 35 feet of Lot No. 233 and the westerly 7 ½ feet of Lot No 234 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Elizabeth Lockyear, unmarried by Warranty Deed from Gary A. Scarbrough, unmarried, dated May 29, 2008, recorded June 3, 2008 of record in Instrument No. 20080603-0056800, Register's Office for Davidson County, TN.

This is improved property known as 1804 Long Ave, Nashville, TN 37206.

Witness my hand this 6 **of** June, **2025.**

MARY E. BACIGALUPO

STATE OF TN)

COUNTY OF WILLIAMSON_)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, MARY E. BACIGALUPO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Fairview, TN, this 6 day of June, 2025.

Notary Public

My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

CERTIFICATION

I, EMILY H Prophet (owner/preparer of document), 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 6-6-25 (date).

Affiant Signature

6.6.2025

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 6 day of June 2025.

Notary Signature

My Commission Expires:

MARIA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY
MY COMMISSION EXPIRES 8-1-2026