QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 05/18/15 08:55 6 pgs
Fees:32.00 Taxes:0.00
20150518-0045194

Return to:

STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL TX 75019
FILE NO. 198511430415

STATE OF Tennessee
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 10.00

Caitlin R Hagedorn
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 12th DAY OF May, 2015.

Cheryl M Rodgers
Notary Public

MY COMMISON EXPIRES: 1-5-16

(AFFIX SEAL)

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
GEORGE R. ARRANTS JR. – 800 S. GAY STREET, STE 2500 , KNOXVILLE, TN 37929

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAITLIN R HAGEDORN AND JAMES G HAGEDORN	SAME	084 05 0 076.00
830 BETH DRIVE NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CAITLIN R. HAGEDORN, A MARRIED WOMAN WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN AND HANNAH MESSINGER, A MARRIED WOMAN WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN AS TENANTS IN COMMON AND JAMES G HAGEDORN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **CAITLIN R. HAGEDORN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND JAMES G. HAGEDORN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS AND ASSIGNS ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT 5 CUMBERLAND MCADOWS, SECTION TWO, FIRST AMENDMENT AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO 20050525 0059134, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD.

PURSUANT TO TENN. CODE ANN. S 66-24-121 (A), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CAITLIN R. HAGEDORN, AN UNMARRIED WOMAN AND HANNAH MESSINGER, AN UNMARRIED WOMAN AS TENANTS IN COMMON AND JAMES G. HAGEDORN, MARRIED BY DEED FROM THOMAS A. GIAQUINTA AND WIFE, SARAH E. RICH DATED 6/7/2012 OF RECORD AS INSTRUMENT NO. 20120612-0051357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID: 084 05 0 076.00. FOR SOURCE OF

Property known as, 830 BETH DRIVE, NASHVILLE, TN 37206

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

Witness my hand this 12th day of May, 2015.

CAITLIN R. HAGEDORN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Cheryl M Rodgers of the state and county mentioned, personally appeared CAITLIN R. HAGEDORN to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
Printed Name: Cheryl M Rodgers
My Commission Expires: 1-5-16

Witness my hand this 12th day of May, 2015.

Hannah Messinger
HANNAH MESSINGER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Cheryl M Rodgers of the state and county mentioned, personally appeared HANNAH MESSINGER to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

C l M Rodgers
Notary Public
Printed Name: Cheryl M Rodgers
My Commission Expires: 1-5-16

Witness my hand this 12th day of May, 2015.

JAMES G. HAGEDORN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Cheryl M Rodgers of the state and county mentioned, personally appeared JAMES G. HAGEDORN to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
Printed Name: Cheryl M Rodgers
My Commission Expires: 1-5-16

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____

(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Hannah M. Messinger
640B Shady Lane
Nashville, TN 37206

3. (a) BUYER'S NAME AND ADDRESS:
CAITLIN R. HAGEDORN
830 BETH DRIVE
NASHVILLE TN 37206

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
830 BETH DRIVE
NASHVILLE TN 37206

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
830 BETH DRIVE
NASHVILLE TN
37206

(b) Next tax payment due 10/1/2015

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. ☐ Vacant Land
b. ☑ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home ☐ Affixed ☐ Not Affixed
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check one of the following:
a. ☑ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked **e** or **f** in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☑ Quit Claim Deed
f. ☐ Other:

10. **SALE PRICE:** $ _____ 00

11. DATE OF SALE (Numeric Digits): 5/15
Month / Year

12. DOWN PAYMENT $ _____ 00

13. METHOD OF FINANCING:
a. ☐ Cash (100% of Sale Price)
b. ☐ Barter or trade
c. ☑ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial Institution: (1) ☐ Conventional (2) ☐ VA (3) ☐ FHA
f. ☐ Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☑
(b) If Yes, provide the dollar amount of the Personal Property:
$ _____ 00 AND
briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: 1/3 Release

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
CAITLIN R HAGEDORN
830 BETH DRIVE
NASHVILLE TN 37206 847-989-0274

18. LEGAL DESCRIPTION (attach copy if necessary):

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Hannah M Messinger
Signature of Seller / Agent

State of Tennessee, County of Davidson

Subscribed and sworn to before me on this 12th day of May 2015

Notary Public Cheryl M Rodgers

Notary Expiration Date 1-5-16

Caitlin Hagedorn James J. Hagedorn
Signature of Buyer / Agent

State of Tennessee, County of Davidson

Subscribed and sworn to before me on this 12th day of May 2015

Notary Public Cheryl M Rodgers

Notary Expiration Date 1-5-16

DOR FORM 82162 (04/2014)

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

True Copy Certification

I, Lexa Martin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TEXAS

County of DALLAS

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, Lexa Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MELINDA SPINK

My Commission Expires: 7/18/2018
Notary' Seal (if on paper)

MELINDA SPINK
Notary Public, State of Texas
My Commission Expires
July 18, 2018