FROM: **JAMES THOMAS GEORGE**
Personal Representative of the
Estate of Mary Gladys George

TO: **JAMES THOMAS GEORGE**
JOHN ROGER GEORGE, and
SAMUEL L. GEORGE, JR.

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

THIS INSTRUMENT WAS PREPARED BY:

LARRY H. HAGAR, ESQ.
UNDERHILL, NIEWOLD, HAGAR & EVANS
The Market Street Building
219 Second Ave., North, Suite 100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 196787 **DEEDQC**
02/20/2019 09:47:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190220-0015246

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is one dollar and zero cents $-1.00-

AFFIANT

Sworn to and subscribed before me this the 6 day of February, 2019.

NOTARY PUBLIC

CHARLES RALLS NIEWOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

My Commission Expires: 9-7-2020

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James Thomas George John Roger George Samuel R. George, Jr. 5115 John Hagar Road Hermitage, TN 37076	James Thomas George 205 Lisa Lane Nashville, TN 37210	Map 98, Parcel 56 Parcel 09800010000

KNOW ALL MEN BY THESE PRESENTS that **James Thomas George,** the Personal Representatives of the Estate of **Mary Gladys Hagar George, Deceased**, for and in consideration of the sum of **one dollar and zero cents ($1.00)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of **Mary Gladys Hagar George, Deceased,** the Decedent's Will having been duly admitted to Probate in **Davidson County,**

Tennessee, on **September 20, 2018**, under Docket No. **18P-1601**, have bargained and sold and hereby remise, release and forever quitclaim to **James Thomas George, John Roger George**, and **Samuel L. George, Jr.**, as tenants in common, with no right of survivorship, their heirs and assigns, the following described tract or parcel of land, to wit:

That a Partition Deed was executed on the 8th day of July, 1968, and recorded in Book 4250, Page 223, under Map 98, Parcel 56, wherein Thomas E. Hagar died intestate in Davidson County, Tennessee on July 15, 1961, leaving as his sole surviving heirs at law his children, Robert C. Hagar, Mary Gladys Hagar George, Wilbur Wray Hagar, Madge Lee Hagar Self, and Walter C. Hagar, the wife of the said Thomas E. Hagar having predeceased him on November 13, 1959.

The said tract or parcel of land being partitioned being in Davidson County, Tennessee, and the several tracts being described according to an unrecorded survey dated June 12, 1968, by Donald W. Fortner, Civil Engineer, in part, as follows:

Unto Mary Gladys Hagar George:

Land in Davidson County, Tennessee, being tract No. 2 on said survey, and more particularly described as follows:

Beginning at a nail or monument in the center of John Hagar Road, the northeast corner of Tract No. 1 hereinabove described; thence south 0° 14' west 505.52 feet to a monument; thence south 86° 36' east 299.0 feet to a monument; thence south 3° 24' west 1,378.26 feet to a monument; thence south 85° 56' east 349.69 feet to a monument; thence north 1° 29' west 1,917.80 feet to a nail or monument in the center of John Hagar Road; thence generally with the center of said road north 88° 48' west 439.45 feet to a nail, thence south 88° 05' west 75.0 feet to a nail, the point of beginning, containing 15.45 acres more or less.

Being the same property conveyed to Robert C. Hagar, Mary Gladys Hagar George, Wilbur Wray Hagar, Madge Lee Hagar Self, and Walter C. Hagar, by Partition Deed was executed on the 8th day of July, 1968, and recorded in Book 4250, Page 223, under Map 98, Parcel 56, wherein Thomas E. Hagar died intestate in Davidson County, Tennessee on July 15, 1961, leaving as his sole surviving heirs at law his children, Robert C. Hagar, Mary Gladys Hagar George, Wilbur Wray Hagar, Madge Lee Hagar Self, and Walter C. Hagar, the wife of the said Thomas E. Hagar having predeceased him on November 13, 1959.

To have and to hold the above described premises unto the said Mary Gladys Hagar George, her heirs and assigns, forever.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. NO EXAMINATION OR PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE

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

This is improved property known as 5115 John Hagar Road, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, the respective parties hereto have hereunto set their hands as of the date and day first above written.

James Thomas George

JAMES THOMAS GEORGE
Personal Representative of the Estate of
Mary Gladys Hagar George

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES THOMAS GEORGE, Personal Representative of the Estate of Mary Gladys George, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 6th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: May 2, 2020

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE HAGAR