Karen Johnson Davidson County
Batch# 442727 DEEDQC
07/23/2020 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200723-0081053

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

Subscribed and sworn to before me this 20th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 1-30-22

New Owner	**Send Tax Bills to:**	**Map-Parcel**
Outdoor Unlimited, LLC 145 Windy Circle Franklin, KY 42134	Same	102 13 0 011.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Richard H. Hagan,** Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, remise, devise and forever quitclaim unto **Outdoor Unlimited, LLC, a Kentucky Limited Liability Company,** Grantee, its successors and assigns, all his right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Brook Meade Addition, Section II, as of record in Book 2663, page 59, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Hapwood Drive at the corner of Lots Nos. 26 and 27; thence with the line between said Lots Nos. 26 and 27 southwardly 243.2 feet to a monument in the northern boundary line of Lot No. 28; thence with the line between said Lots Nos. 26 and 28, eastwardly 85 feet; thence North 52° 47' East 80 feet to the southwest corner of Lot No. 25; thence with the line between said Lots Nos. 25 and 26, northwestwardly 282.6 feet to the southerly margin of said Drive; thence with the same, southwestwardly 141.4 feet to the beginning.

Included in the above description but excluded therefrom is the property conveyed to the State of Tennessee by deed from J.B. Downey and Sons, Inc., as of record in Book 3032, page 339, said Register's Office.

Being the same property conveyed to Richard H. Hagan, by Executor's Deed, from Thomas W. Hagan, Jr. and Richard H. Hagan, Co-Executors of the Estate of Jane Haury Hagan, Probate Case No. 18P-639, Davidson County Circuit Court, dated June 11, 2018, of record in Instrument No. 20180612-0056368, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 Hapwood Drive, Nashville, Tennessee 37205.

The foregoing legal description is the same as the previous deed of record.

WITNESS my hand this 20th day of July, 2020.

Richard H. Hagan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard H. Hagan, with whom I am personally acquainted, or who proved to me his identity on the basis of satisfactory evidence, and and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 20th day of July, 2020.

My Commission Expires: 1-30-22

Elizabeth Harland Willis
Notary Public

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

True Copy Certification

I, Russell J. McCann, 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 Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021