This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CMC)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 612158 DEEDQC
04/12/2021 09:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210412-0047972

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Dickson W. Hagan and<br>Richard Neil Hagan<br>C/O Dickson W. Hagan<br>108 Montclair Blvd.<br>Savannah, Georgia 31404 | same | 102 13 0 011.00 |

STATE OF GEORGIA)
COUNTY OF Chatham )

The actual consideration for this transfer is zero dollars ($0.00)

Affiant

Subscribed and sworn to before me this 4th day of ~~March~~ April, 2021.

Notary Public

My Commission Expires: 03/27/2022

MICHELLE E PEARCE NOTARY PUBLIC COMMISSION EXPIRES MARCH 27, 2022 CHATHAM COUNTY, GEORGIA

WHEREAS, Richard H. Hagan (the "Decedent") died on January 19, 2021, and Decedent's Last Will and Testament, dated April 8, 2020, was admitted to probate on January 29, 2021, as File No. 21-P-00012 in the Simpson County Kentucky District Court (the "Will"); and

WHEREAS, Dickson W. Hagan and Richard Neil Hagan are the duly appointed Co-Executors (the "Executors") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Decedent, Richard H. Hagan, was the sole member of Outdoor Unlimited, LLC, a Kentucky Limited Liability Company; and

WHEREAS, Dickson W. Hagan and Richard Neil Hagan, individually, are the sole beneficiaries under the Will; and

WHEREAS, an Affidavit of Heirship has been filed as Instrument No. 20210409-0047446, Register's Office for Davidson County, Tennessee, affirming Dickson W. Hagan and Richard Neil Hagan as the sole heirs-at-law of Richard H. Hagan; and

WHEREAS, Dickson W. Hagan and Richard Neil Hagan, individually, join in this deed as sole beneficiaries under the Will and the heirs-at-law of Richard H. Hagan; and

WHEREAS, the parties hereto hereby wish to convey all of their interest of the Decedent's interest and all of the interest of Outdoor Unlimited, LLC, a Kentucky Limited Liability Company, in accordance with the terms of the Decedent's Will.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Outdoor Unlimited, LLC, a Kentucky Limited Liability Company (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Dickson W. Hagan and Richard Neil Hagan (the "Grantees"), in fee simple, as equal tenants in common, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> 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 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, said property further conveyed to Outdoor Unlimited, LLC, a Kentucky Limited Liability Company, by Quitclaim Deed from Richard H. Hagan, dated July 20, 2020, of record in Instrument No. 20200723-0081053, Register' Office for Davidson County, Tennessee.
>
> This is improved property known as 604 Hapwood Drive, Nashville, Tennessee 37205.
>
> The legal description is the same as the previous deed of record.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 4th day of ~~March~~ April, 2021.

GRANTORS:

OUTDOOR UNLIMITED, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

By: _____
Dickson W. Hagan, Co-Executor for the Estate of Richard H. Hagan

By: _____
Richard Neil Hagan, Co-Executor for the Estate of Richard H. Hagan

_____
Dickson W. Hagan, individually, as an heir and beneficiary of the Estate of Richard H. Hagan

_____
Richard Neil Hagan, individually, as an heir and beneficiary of the Estate of Richard H. Hagan

STATE OF GEORGIA)
)
COUNTY OF Chatham )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dickson W. Hagan, Grantor, the within named 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 seal at office in Savannah, Georgia, this 4th day of ~~March~~ April, 2021.

_____
Notary Public

My Commission Expires: 03/27/2022

MICHELLE E PEARCE NOTARY PUBLIC CHATHAM COUNTY, GEORGIA COMMISSION EXPIRES MARCH 27, 2022

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STATE OF GEORGIA)

COUNTY OF Chatham )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Richard Neil Hagan, Grantor, the within named 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 seal at office in Savannah, Georgia, this 4th day of ~~March~~ April, 2021.

Notary Public

My Commission Expires: 03/27/2022

MICHELLE E PEARCE NOTARY PUBLIC CHATHAM COUNTY, GEORGIA COMMISSION EXPIRES MARCH 27, 2022

## CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, do hereby make oath that I am 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.

C. Mark Carver

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of April, 2021.

Notary Public

My Commission Expires: 10-2-2023




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