This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 623775 **DEEDWARR**
04/28/2021 09:14:13 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210428-0056448

State of TENNESSEE }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $450,000

Long Ngoc Nguyen
Affiant/Signature

Subscribed and sworn to before me on this the 26 Day of April, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission expires 11 / 9 / 21

NAME AND ADDRESS OF PROPERTY OWNER:
Long Ngoc Nguyen & Hong Mai Le
705 Briksberry Ct.
Nashville, TN 37221

SEND TAX BILLS TO: Novus Home Mortgage, 20935 Swenson Drive, Ste 420, Waukesha, WI 53186
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 10213001100

WARRANTY DEED

21NT00904

Effective the 26th Day of April, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Outdoor Unlimited, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Long Ngoc Nguyen & Hong Mai Le

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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:

BEING the same property conveyed to Thomas Worthington Hagan and wife Jayne Haury Hagan by Warranty Deed dated March 22, 1975, from Randall R. Baskin, William Malone and R.F. McCallister, being all the Trustees of the Radnor Baptist Church, of record in Book 5008, page 313, Register's for Davidson County, Tennessee. The said Thomas Worthington Hagan conveyed said property to Jayne Haury Hagan by Quitclaim Deed dated June 22, 1998, of record in Book 7585, page 278, said Register's Office. The said Jayne H. Hagan, unmarried conveyed said property to Thomas W. Hagan and Richard Haury Hagan, Co-Trustees of the Thomas W. Hagan Testamentary Trust by Quitclaim Deed dated September 8, 1992, of record in Book 8732, page 898, said Register's Office. The said Thomas W. Hagan and Richard Haury Hagan, Co-Trustees of the Thomas W. Hagan Testamentary Trust, conveyed said property to Jayne H. Hagan by Quitclaim Deed dated February 15, 2017, of record in Instrument No. 20170223-0018352, said Register's Office. The said Jane (aka Jayne) Haury Hagan died March 20, 2018 leaving a Last Will and Testament which has been admitted to probate Under Case No. 18P634 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Pursuant to said Will, said property was devised to Richard H. Hagan and Thomas W. Hagan, as Co-Executors of her estate. Thomas W. Hagan, conveyed said property to Richard H. Hagan by Executor's Deed dated June 11, 2018, of record in Instrument No. 20180612-0056368, Register's Office for Davidson County, Tennessee. Richard H. Hagan was the Sole Member of Outdoor Unlimited, LLC, a Kentucky limited liability company. Richard Haury Hagan (aka Richard H. Hagan) died testate on January 19, 2021 leaving a Last Will & Testament, which was admitted to probate on January 29, 2021, as File No. 21-P-12, filed in Will Book 29, page 530, in the Simpson County Kentucky District Court. The Decedent's interest in Outdoor Limited, LLC, a Kentucky limited liability company was devised to his two sons, Richard Neil Hagan and Dickson Worthington Hagan. Dickson W. Hagan and Richard Neil Hagan, individually, are the sole beneficiaries under the Will; and the said Richard Neil Hagan and Dickson Worthington Hagan, as the owners of Outdoor Limited, LLC, together with Richard Neil Hagan and Dickson W. Hagan, individually, conveyed all of their interest in the Decedent's interest and all of the interest of Outdoor Unlimited, LLC, a Kentucky limited liability company to Dickson W Hagan and Richard Neil Hagan, as equal tenants in common by Quitclaim Deed dated April 4, 2021, of record in Instrument No. 20210412-0047972, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 604 Hapwood Dr, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. 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 our hands this the 26 day of April, 2021

Outdoor Unlimited, LLC, a Kentucky limited liability company

By: Nichole Ann Mann

Nichole Anne ~~Martin~~ Mann, Authorized Signatory

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Nichole Anne ~~Martin~~ Mann*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signatory** for **Outdoor Unlimited, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained. *Mann

**As attested to in Corporate Resolution attached herein as Exhibit A.

Notary Public

My commission expires: 03-03-2025

KATRINA KAREN HOFF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

Dickson W Hagan

by Nichole Ann Mann attorney in fact

Dickson W. Hagan by Nichole Anne Mann, Attorney-In-Fact

State of Tennessee }
County of Davidson }

On this 26 day of April, 2021, before me personally appeared **Nichole Anne Mann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Dickson W. Hagan** and who acknowledged that she executed the same as the free act and deed of **Dickson W. Hagan**.

Notary Public

My commission expires: 03-03-2025

KATRINA KAREN HOFF NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF DICKSON W. HAGAN, PURSUANT TO A POWER OF ATTORNEY EXECUTED BY SAME ON THE 20TH DAY OF APRIL, 2021, OF RECORD IN INSTRUMENT NO. 20210428-0056447, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Richard Neil Hagan by Nichole Anne Mann attorney in fact

Richard Neil Hagan by Nichole Anne Mann, Attorney-In-Fact

State of Tennessee }
County of Davidson }

On this 20 day of April, 2021, before me personally appeared **Nichole Anne Mann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Richard Neil Hagan** and who acknowledged that she executed the same as the free act and deed of **Richard Neil Hagan**.

Notary Public

My commission expires: 03-03-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF RICHARD NEIL HAGAN, PURSUANT TO A POWER OF ATTORNEY EXECUTED BY SAME ON THE 20th DAY OF APRIL, 2021, OF RECORD IN INSTRUMENT NO. 20210428-0056446, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "A"

TO

Authentisign ID: BFF00B94-B4F6-48FC-88D0-5673AAA34BF8

WARRANTY DEED

RESOLUTION
OF ALL THE MEMBERS
OF
OUTDOOR UNLIMITED, LLC

WHEREAS, Outdoor Unlimited, LLC, a Kentucky limited liability company (the "LLC") and Long Ngoc Nguyen and Hong Mai Le, husband and wife (collectively the "Buyer"), have entered into a Purchase Agreement March 21, 2021, as amended (the "Contract") for the sale of real property and improvements known as 604 Hapwood Drive, Nashville, TN 37205 (the "Property"); and

WHEREAS, the undersigned Members of the LLC, being all of the Members of the LLC, desire to authorize an individual to sign on behalf of the LLC and enter into such closing statements, deeds, certifications, warranties, or agreements reasonably necessary, or desirable to accomplish said sale, all of such action being expressly approved by the LLC;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that Nichole Anne Mann, as Authorized Signatory be and hereby is authorized and directed to execute and deliver in the name of and on behalf of the LLC such closing statements, deed, certifications, warranties, or agreements, and other documents or instruments, which instruments shall contain such other terms, covenants, provisions and deconditions as may seem necessary or desirable to the said Authorized Signatory to accomplish the sale of said Property by the LLC pursuant to the Contract; and

RESOLVED FURTHER, that all actions taken by the LLC, acting by and through said Authorized Signatory, in negotiating and/or arranging the sale to the Buyer, including without limitation, the hiring of professionals to perform legal work to prepare for the closing and all other actions heretofore taken are hereby ratified and confirmed and are specifically adopted as the official acts and agreements of the LLC.

DATED this 22nd day of April, 2021.

Authentisign Neil Hagan 04/23/2021 5:15 PM

4/23/2021 5:15:00 PM CDT

Neil Hagan, Member

Authentisign Dickson Hagan 04/23/2021 1:09 PM

4/23/2021 1:09:27 PM CDT

Dickson Hagan, Member