Karen Johnson Davidson County
Batch# 753923 DEEDQC
11/12/2021 12:13:30 PM 17 pgs
Fees: $87.00 Taxes: $0.00
20211112-0150864

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA)
COUNTY OF ~~DAVIDSON~~ HORRY

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Janice H. Haga
AFFIANT

Subscribed and sworn to before me this 27 day of October, 2021.

Notary Public

My Commission Expires: 8.24.2023

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
John Fox, Jr. 8207 Sawyer Brown Road, Unit F-4 Nashville, Tennessee 37221	-SAME-	142 01 0A 036.00 CO

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Janice Haga, Personal Representative of the Estate of Charles Edward Haga, deceased (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the decedent's Last Will and Testament that was duly admitted to probate as a muniment of title in Davidson County, Tennessee, hereby releases, remises and quitclaims unto John Fox, Jr., all of the right, title and interest of the decedent and the decedent's estate in and to certain tract or parcel of land in Davidson County, Tennessee,

being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

A certified copy of the Order admitting the Last Will and Testament to probate as a muniment of title in Davidson County, Tennessee, and a certified copy of the Last Will and Testament as probated, are both attached to this deed.

WITNESS my hand this 12th day of October, 2021.

ESTATE OF CHARLES EDWARD HAGA

By: Janice Haga
Janice Haga, Personal Representative

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice Haga, Personal Representative of the Estate of Charles Edward Haga, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of October, 2021.

My Commission Expires: 8-24-2028

Notary Public

JULIAN W. DURANT
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
08-24-2028

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. F-4, together with the Carport designated No. F-4-C, in the River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 4562, page 474, and amended recorded as Instrument No. 20051020-0126564, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Once, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, and amended recorded as Instrument No. 20051020-0126564, said Register's Office, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to Charles E. Haga by the Last Will and Testament of Barbara A. Haga, deceased, of record in Book 9953, page 482, Register's Office for Davidson County, Tennessee.

Charles Edward Haga and Charles E. Haga are one and the same person.

Charles Edward Haga died on July 4, 2020 and devised the subject property to John Fox, Jr., by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on September 30, 2021 under Docket No. 21P-1577.

This is improved property known as 8207 Sawyer Brown Road, Unit F-4, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 12, 2021.

11/08/2021
Date

Jeffrey Mobley

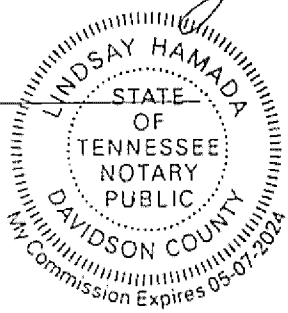
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of November, 2021.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)



STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **ORDER FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **21P1577.**

ESTATE OF CHARLES EDWARD HAGA

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 30TH day of September in the year Two Thousand and twenty-one.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

IN RE:	)	
	)	
MUNIMENT OF TITLE	)	**No. 21P-1577**
PROBATE ONLY OF THE	)	
LAST WILL AND TESTAMENT OF	)	
CHARLES EDWARD HAGA,	)	
DECEASED	)	

ORDER TO PROBATE

This cause came on to be heard on the 30th day of September, 2021, before Randy Kennedy, Judge, upon the Petition of Janice Haga that a paper writing purporting to be the Last Will and Testament of Charles Edward Haga, deceased, be admitted to probate-only as a muniment of title.

Whereupon, the Petitioner produced a paper writing purporting to be the Last Will and Testament of Charles Edward Haga, deceased, said paper writing bearing date of April 18, 2019, having the name Charles Edward Haga signed thereto as testator, subscribed by Howard M. Skipworth and Gayle Sherrill as attesting witnesses, and waiving any bond of said Personal Representative in Section 1.2 of Article 1 on page 1 of said Last Will and Testament.

And, it appearing from the testimony of the aforesaid Howard M. Skipworth and Gayle Sherrill, taken upon affidavit as authorized by and in accordance with Tennessee Code Annotated Section 32-2-110, that: each of them did subscribe their respective name as an attesting witness to said paper writing; that said paper writing was written in the lifetime of Charles Edward Haga, and published, signed and subscribed by Charles Edward Haga in the presence of the attesting witnesses; that Charles Edward Haga was then of sound mind; that Charles Edward Haga was then of eighteen (18) years of age or older; and that, at Charles Edward Haga's request, said attesting

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witnesses signed said paper writing in Charles Edward Haga's presence and in the presence of each other on April 18, 2019.

And, it further appearing that: said paper writing bears the true signature of Charles Edward Haga; that Charles Edward Haga's usual place of domicile and residence at the time of Charles Edward Haga's death was Horry County, South Carolina; and that Charles Edward Haga died in Myrtle Beach, horry County, South Carolina, on July 4, 2020, at the age of 75 years.

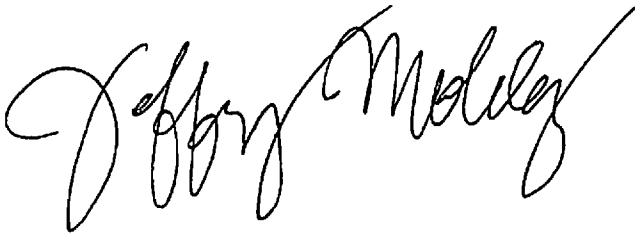
And, it further appearing that a probate proceeding has been initiated for the decedent in Horry County, South Carolina on September 15, 2020, under Case No. 2020ES2601979, and has appointed the Petitioner, Janice Haga, as Personal Representative of the Estate of Charles Edward Haga, deceased.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** that said paper writing is the true and whole Last Will and Testament of Charles Edward Haga, deceased; that the same is hereby admitted to probate as such; and that the Clerk is directed to file and record the same, and that no formal administration is required.

ENTER:

Randy Kennedy, Judge

APPROVED FOR ENTRY:



Jeffrey Mobley, attorney

Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com
Tennessee Supreme Court Reg. No. 10064

Attorney for Petitioner

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL AND TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **21P1577.**

ESTATE OF CHARLES EDWARD HAGA

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 30TH day of September in the year Two Thousand and twenty-one.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

RICHARD R. ROOKER
CIRCUIT COURT CLERK

FILED
SEP 30 2021
PROBATE COURT
2020 AUG 24 P 3:33
KATHY G. HARD
PROBATE JUDGE

LAST WILL AND TESTAMENT
of
CHARLES EDWARD HAGA

I, **CHARLES EDWARD HAGA**, of 2511 Chambliss Road, Pleasant View, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my last will and testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE 1
PROVISIONS RELATIVE TO FIDUCIARIES

1.1 **Definition**. The term "fiduciary" means the executor, executrix, trustee, or guardian serving at any time under my will and includes successors.

1.2 **Bond**. No bond is required of any fiduciary appointed under this will or by a court.

1.3 **Waiver of Inventory and Appraisals**. I authorize my executor to administer and settle my estate without the necessity of filing an inventory or making any reports or final settlement with any court to the extent permitted by law. I expressly waive appraisal of my estate in the event an appraisal is required by law.

1.4 **Resignation.** The fiduciary serving under this will may resign at any time by giving written notice of the resignation to any remaining fiduciary, and to any successor fiduciary or to the person having the power to appoint a successor fiduciary or to the court having jurisdiction to appoint a successor fiduciary.

ARTICLE 2
FIDUCIARIES

2.1 **Executors**. I appoint my sibling, **SANUEL DAVID HAGA**, as executor of my Will. If **SAMUEL DAVID HAGA** ceases to qualify or fails to serve, then my sibling, **LESTER GORDON HAGA**, shall act alone as my executor.

ARTICLE 3
DEFINITIONS

3.1 **My Spouse**. My beloved wife, **PEGGY ANN HAGA**, died October 21, 2018.

3.2 **My Children**. I have no children.

3.3 **Singular and Masculine Usage**. Any use of the masculine includes the feminine, and the singular the plural, when such meaning is appropriate.

ARTICLE 4
PAYMENT OF DEBTS, EXPENSES AND TAXES

4.1 **Debts, Funeral and Administration Expenses**. My executor is to pay all burial expenses, the expenses of my last illness, and the administration expenses of my estate. My executor has discretion to pay each debt, secured by real estate.

4.2 **Income Tax Treatment of Administration Expenses**. My executor may claim each estate administration expense as a deduction on the U.S. Estate Tax Return or on any U.S. Income Tax Return for my estate. No compensating adjustments between the income and principal are to be made because of such decision.

4.3 **Taxes**.

(a). **Defined**. The term "taxes" means any transfer tax assessed

because of my death for which my estate is liable and includes any penalty or interest assessed.

(b). **Payment**. My executor is to pay all taxes payable on the transfer of each piece of property caused by my death whether the property transferred is a part of the property passing under my will or is property passing outside my will. My executor is to pay the taxes from my Remainder Estate.

ARTICLE 5
DISTRIBUTION OF HOME AND CONDOMINIUM

5.1 In the event I own my home and condominium at the time of my death, I give and devise to each of the following persons the interest set forth opposite his or her respective name:

a. To my niece, **CHRISTINA FRANSICO**, a one-third (1/3) interest in my home.

b. To my sibling, **SAMUEL DAVID HAGA**, a one-third (1/3) interest in my home.

c. To my sibling, **LESTER GORDON HAGA**, a one-third (1/3) interest in my home.

5.2 I give and devise all of my interest in a condominium, now occupied by **JOHN FOX JR.**, to **JOHN FOX JR.**, in fee simple absolute. In the event **JOHN FOX JR.** shall not survive me, I give and devise said condominium to **SARAH TOMLIN**, in fee simple absolute.

ARTICLE 6
DEALING WITH FIDUCIARIES

6.1 **Dealing with Executor**. No person dealing with the executor in any capacity is bound to inquire into the capacity to act on the part the

executor or into the authority for, or propriety of, any act of the executor or to see to the application or disposition of any money or other property paid, delivered, or loaned to the executor.

6.2 **Income During Administration**. During the administration of my estate, the executor is authorized to make distributions of the income of the estate to the same person, and in the same proportions, as might be made if the administration were completed.

6.3 **Power to Disclaim**. Each person entitled to receive an interest under this instrument may disclaim such interest in whole or in part if such person has not accepted such interest or any of its benefits. The person will not be treated as accepting an interest or any of its benefits if the person takes physical possession of the property solely to protect it against loss or damage and, if such person is not otherwise appointed a fiduciary, I appoint such person a special fiduciary for the purpose of protecting the property.

6.4 **Indemnity of Fiduciary**. I want my fiduciary to exercise its discretion without fear of incurring a liability or expense. Therefore, unless it acts capriciously or arbitrarily, my estate must indemnify the fiduciary for each monetary expense (including attorney fees) which it incurs or expends, or which arises from the exercise of discretion.

ARTICLE 7
FORFEITURE CLAUSE

In the event that any of the beneficiaries of this Will should contest it, such contestant by such action on his part shall forfeit all of the property that he would otherwise take under this Will, and the property bequeathed or devise him shall be revoked and pass instead under the residuary clause hereof.

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ARTICLE 8
RESIDUARY CLAUSE

8.1 The balance of my estate shall consist of all property, real and personal, or money owned by me at the time of my death, and not otherwise effectively disposed of in this Will, including all insurance proceeds or other death benefits that are payable to my estate, but excluding any property over which I may have power of appointment, less all valid claims asserted against my estate, and all expenses incurred in administering my estate, including expenses of administering non-probate assets, I give, devise and bequeath to my niece, **CHRISTINA FRANSICO**, and my two siblings, **SANUEL DAVID HAGA** and **LESTER GORDON HAGA**, share and share alike.

ARTICLE 9
SIGNATURE

This will consists of six (6) pages (each of which I have signed or initialed) covering Articles 1 through 9 inclusive. I now sign this as my Will on this the 18th day of April, 2019, and pursuant to Tennessee Code Annotated Subsection 32-2-110, I request the attesting witnesses to make the Affidavit attached to this Will.

IN WITNESS WHEREOF, I have set my hand this 18th day of April, 2019.

Charles Edward Haga
CHARLES EDWARD HAGA

SIGNED, DECLARED and PUBLISHED by the said **CHARLES EDWARD HAGA**, as and for his Last Will, in the presence of us, the undersigned, who, at his request and in his sight and presence, and in the sight and presence of

each other, have subscribed our names hereto as attesting witnesses the day and date written.

NAME	ADDRESS
Howard M. Skipworth	P. O. Box 489 Joelton, Tn 37080 18 April 2019 date
Gayle Sherrill	3127 Union Hill Rd. Joelton, TN 37086 4-18-19 date

This is page six of my Will C E Hoge 4-18-2019
Initials

AFFIDAVIT PROVING WILL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared the undersigned affiants, whose names are subscribed to the instrument to which this Affidavit is attached and, after being duly sworn, declared to me that, in their sight and presence **CHARLES EDWARD HAGA**, declared and published the instrument to which this Affidavit is affixed or annexed as the testator's will; and requested them to act as witnesses to its execution and to execute this Affidavit; that in the testator's sight and presence and in the sight and presence of each other, each affiant signed the instrument as witness; and that the testator was at that time 18 years of age or over, was of sound mind and disposing memory, was fully capable of making a will and was under no duress, compulsion or constraint.

WITNESS	**ADDRESS**
Howard M. Skipworth	P. O. Box 489 Joelton, Tn 37080
Gayle Sherrill	3127 Union Hill Rd. Joelton, TN 37080

Subscribed and sworn to before me this 18th day of January 2019.

RONIE K. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

NOTARY PUBLIC
My Commission Expires: _____

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

IN THE COURT OF PROBATE
EXEMPLIFIED COPY OF RECORD

I, Hazel Dew, Judicial Assistant of the Probate Court of Horry County, State of South Carolina, do hereby certify the foregoing to be a true and correct exemplification of the Estate of Charles Edward Haga, Application for Probate of Will and Informal Appointment and Last Will and Testament, Fiduciary Letters and Inventory and appraisement of the proceedings for the probate thereof, late of said County and State, deceased, admitted to probate on the 15th day of September, 2020 and of record in said Court.

In Testimony Whereof, I have hereunto set my official signature as Judicial Assistant of said Court, with the Seal of said Court affixed, this ____ day of May, 2021.

Hazel Dew, Judicial Assistant
Probate Court of Horry County

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

IN THE COURT OF PROBATE

I, Hon. R. Allen Beverly, Jr., Chief Associate Judge of the Court of Probate for the county and state aforesaid, do hereby certify that Hazel Dew, whose name is subscribed to the preceding exemplification, is a Judicial Assistant of said Court of Probate of the County of Horry and that full faith and credit are due to his/her official acts.

I further certify that the seal affixed to the exemplification is the seal of our Court of Probate, and that the attestation thereof is in due form, and according to the form of attestation of this State.

Hon. R. Allen Beverly, Jr., Chief Associate Probate Judge

May 7th, 2021
Conway, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

IN THE COURT OF PROBATE

I, Hazel Dew, Judicial Assistant of the Probate Court of Horry County, South Carolina, do hereby certify that the Hon. R. Allen Beverly, Jr, whose name is subscribed to the preceding certificate, is the Chief Associate Judge of the Court of Probate of the County of Horry, duly sworn and qualified and that the signature of said Chief Associate Judge to said certificate is genuine.

In Testimony Whereof, I have hereunto set my Hand and the Seal of said Court, this the ____ day of May, 2021.

Hazel Dew, Judicial Assistant
Probate Court of Horry County