The preparer of this Deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which the description is based having been provided to the preparer of this deed by the Grantor.

Owners and persons or agency responsible for payment of taxes:

Alvin G. and Johan C. Hagaman
5412 Stanford Drive
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 868680 DEEDWARR
06/08/2022 11:52:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220608-0065565

WARRANTY DEED

THIS INDENTURE made this 3 day of June, 2022, between **Alvin G. Hagaman, Jr.**, of Davidson County, Tennessee, Grantor, and **Alvin G. Hagaman, Jr. and wife, Johan C. Hagaman**, of Davidson County, Tennessee, Grantees.

WITNESSETH: that said Grantor, for and in consideration of the sum of One Dollar ($1.00) to him in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantees, as tenants by the entirety, the following described premises, to-wit:

Map and Parcel: 145 010 01600
Property Address: 5412 and 5408 Stanford Drive, Nashville, TN

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stanford Heights, of record in Book 5200, Page 453, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 begins at an iron pin at the common Northerly corner of Lots Nos. 1 and 2, said point being South 84 degrees 49' 18" East 300.00 feet from a concrete monument in the Southerly margin of Stanford Drive; thence along the Southerly line of the Robert G. Anderson property, of record in Book 5793, Page 562, and the Clay Hickerson property, of record in Book 5155, Page 292, South 84 degrees 49' 18" East 360.00 feet to a concrete monument; thence South 04 degrees 14' 31" West 215.36 feet to a concrete monument; thence North 88 degrees 51' 18" West 417.00 feet to the common Southerly corner of Lots Nos. 1 and 2; thence with the line between said lots North 17 degrees 16' 40" East 250.22 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stanford Heights, of record in Book 5200, Page 453, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 begins at an iron pin in the Southerly margin of Stanford Drive, said point being the common Northerly corner of Lots Nos. 2 and 3; thence with the margin of the same along a curve to the left having a radius of 205.57 feet, Easterly 100.00 feet to a concrete monument; thence leaving said Drive, South 84 degrees 49' 18" East 300.00 feet to an iron pin at the common Northerly

This Instrument Prepared By
Victoria B. Tillman, Attorney at Law
McKinney & Tillman, P.C.
1019 Orchid Drive
Knoxville, Tennessee 37912

corner of Lots Nos. 1 and 2; thence with the line between said lots, South 17 degrees 16' 40" West 250.22 feet to an iron pin; thence North 88 degrees 51' 18" West 320.00 feet to an iron pin at the common Southerly corner of Lots Nos. 2 and 3; thence with the line between said lots North 08 degrees 26' 17" East 181.13 feet to an iron pin; thence North 21 degrees 00' 00" West 84.00 feet to the point of beginning.

Tract III:

Being a tract of land and a permanent easement in the 7th Civil District of Davidson County, Tennessee, being the "Reserved" tract as shown on the plan of Division of Lot 1 of a Resubdivision of Lot 16, Map of Westwood, per survey and plat by Turner Engineering Company dated May 30, 1986, recorded in Book 6250, Page 946, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin which is the Southeasterly corner of Lot 1 on said plat, thence, North 9 degrees 49 minutes 36 seconds East a distance of 299.5 feet to an iron pin, said iron pin being the Northeasterly corner of Lot 1; thence, South 88 degrees 3 minutes East a distance of 323 feet to an iron pin; thence, South 1 degree 46 minutes West a distance of 307.83 feet to an iron pin; thence, North 86 degrees 18 minutes West a distance of 365.2 feet to the point of beginning, and containing 2.39 acres, more or less.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 5955, page 695, Register's Office for Davidson County, Tennessee.

2. All matters appearing on the Plan of record as Book 5200, page 453, Register's Office for Davidson County, Tennessee. (Tracts I and II)

3. All matters appearing on the Plan of record as Book 6250, page 946, Register's Office for Davidson County, Tennessee. (Tract III)

BEING the same property conveyed to Alvin G. Hagaman, Jr., from Lewis F. Wood, Jr. and wife, Cynthia B. Wood, by Warranty Deed dated August 8, 2012, and recorded as Instrument Number 20120816-0073243 in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns forever.

And said Grantor, for himself and for his heirs, executors and administrators does hereby covenant with said Grantees, their heirs, and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

IN WITNESS WHEREOF the said Grantor hereunder sets his hand and seal the day and year first above written.

_____(L.S.)
Alvin G. Hagaman, Jr.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

On this 3 day of June, 2022, before me personally appeared Alvin G. Hagaman, Jr., the within named bargainor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

_____
Notary Public

My Commission Expires: 7/6/2025



AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to Tenn. Code Annotated § 67-4-409(a)(1)(c)(i), and no oath of value shall be required.

_____
Alvin G. Hagaman, Jr.

SWORN TO AND SUBSCRIBED before me
this 3 day of June, 2022.

_____
Notary Public

My Commission Expires: 7/6/2025

