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.

# QUITCLAIM DEED

On this the 20 day of June, 2022, **Alvin G. Hagaman, Jr.**, of Davidson County, Tennessee, does hereby quitclaim to **Megan Brooke Hagaman**, all his right, title and interest in the following described real property, to-wit:

**Map 104-16-0, Parcel 254**
**Property Address: 1809 Beechwood Avenue, Nashville TN 37212**

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being the easterly half of Lot No. 226 on the Plan of Belmont Land Company's property called "Belmont Heights" of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 226 fronts 50.0 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175.0 feet to an alley.

Together with driveway easement as described in Joint Driveway Agreement of record in Book 5400, Page 393, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BEING the same property conveyed to Alvin G. Hagaman, Jr., from Patrick M. McConnell and wife, Sarah Martin McConnell, by Warranty Deed dated February 19, 2009, and recorded as Instrument Number 20090226-0016836 in the Register's Office for Davidson County, Tennessee.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the other. This transfer is by quitclaim and no warranties of title are made. No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

Alvin G. Hagaman, Jr.

Karen Johnson Davidson County
Batch# 873958 DEEDQC
06/21/2022 08:32:08 AM 2 pgs
Fees: $13.00 Taxes: $1,519.96

20220621-0070059

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

STATE OF TENNESSEE )
:ss
COUNTY OF Davidson)

On this 20th day of June, 2022, before me personally appeared Alvin G. Hagaman, Jr., 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.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023

DANA G. DENNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 7, 2023

**AFFIDAVIT**

STATE OF TENNESSEE )
:ss
COUNTY OF Davidson)

Pursuant to T.C.A. §67-4-409(a)(1)(D), I hereby swear or affirm that the actual consideration given for this transfer is $410,800.

Megan Brooke Hagaman
Megan Brooke Hagaman

Sworn to and subscribed before me
this 20th day of June, 2022.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023

DANA G. DENNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 7, 2023

**Name and address of property owner responsible for payment of taxes:**

Megan Brooke Hagaman
1809 Beechwood Avenue
Nashville, TN 37212