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 Grantors.

Owners and persons or agencies responsible for payment of taxes:

Alvin G. Hagaman, Jr. and Johan C. Hagaman, Trustees
The Hagaman Family Revocable Living Trust
5412 Stanford Drive
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 875811 DEEDWARR
06/22/2022 12:05:18 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220622-0071170

WARRANTY DEED

THIS INDENTURE made this 3 day of June, 2022, between **Alvin G. Hagaman, Jr. and wife, Johan C. Hagaman**, of Davidson County, Tennessee, Grantors, and **Alvin G. Hagaman, Jr. and Johan C. Hagaman, Trustees of The Hagaman Family Revocable Living Trust**, Grantees.

WITNESSETH: that said Grantors, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the Grantees all of their undivided interest in 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:

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

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 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. and wife, Johan C. Hagaman, from Alvin G. Hagaman, Jr., by Warranty Deed dated June 3, 2022, and recorded as Instrument Number 20220608-0065565 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 successors and assigns forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except real property taxes which Grantees assume and agree to pay,

and the matters herein recited, and that they 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.

It is the intention of the Grantors herein by this Warranty Deed to transfer the above-described property to the Grantees in the Grantees' capacity as Trustees, and Tennessee Code Annotated §35-15-510 applies to this transaction, the property referenced herein, and any proceeds.

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 Grantors hereunder set their hands and seals the day and year first above written.

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

_____(L.S.)
Johan C. Hagaman

The Hagaman Family Revocable Living Trust dated June 3, 2022, is a revocable living trust, created as a "tenants-by-the entirety" trust pursuant to Tenn. Code Annotated §35-15-510, and established by Alvin G. Hagaman, Jr. and Johan C. Hagaman as Grantors and as Trustees.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

On this 3 day of June, 2022, before me personally appeared Alvin G. Hagaman, Jr. and Johan C. Hagaman, the within named bargainors, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

My Commission Expires: 7/6/2025

LESLIE A. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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)(vi), and no oath of value shall be required.

Alvin G. Hagaman, Jr., Trustee of The
Hagaman Family Revocable Living Trust

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

Notary Public

My Commission Expires: 7/6/2025

