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:

Megan Brooke Hagaman, Trustee
The Megan Brooke Hagaman Revocable Living Trust
1809 Beechwood Avenue
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 888020 DEEDWARR
07/13/2022 09:04:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080335

WARRANTY DEED

THIS INDENTURE made this 9th day of July, 2022, between **Megan Brooke Hagaman**, of Davidson County, Tennessee, Grantor, and **Megan Brooke Hagaman, Trustee of The Megan Brooke Hagaman Revocable Living Trust**, Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of One Dollar ($1.00) to her in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the Grantee all of her undivided interest in the following described premises, 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 Megan Brooke Hagaman from Alvin G. Hagaman, Jr., by Quitclaim Deed dated June 20, 2022, and recorded as Instrument Number 20220621-0070059 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.

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

TO HAVE AND TO HOLD the said premises to the said Grantee, her successors and assigns forever.

And said Grantor, for herself and for her heirs, executors and administrators does hereby covenant with said Grantee, her successors and assigns, that she 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 except real property taxes which Grantee assumes and agrees to pay, and the matters herein recited, and that she 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 her hand and seals the day and year first above written.

Megan Brooke Hagaman (L.S.)
Megan Brooke Hagaman

The Megan Brooke Hagaman Revocable Living Trust dated July 9th, 2022, is a revocable living trust created and established by Megan Brooke Hagaman as Grantor and as Trustee.

ACKNOWLEDGMENT

STATE OF GEORGIA)
:ss
COUNTY OF Cobb)

On this 9th day of July, 2022, before me personally appeared Megan Brooke Hagaman, the within named bargainor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

JASON KAUFMANN NOTARY PUBLIC COBB COUNTY, GEORGIA Exp. November 26, 2022

My Commission Expires: 11/26/2022

AFFIDAVIT

STATE OF GEORGIA)
:ss
COUNTY OF Cobb)

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.

Megan Brooke Hagaman

Megan Brooke Hagaman, Trustee of The Megan Brooke Hagaman Revocable Living Trust

SWORN TO AND SUBSCRIBED before me this 9th day of July, 2022.

Notary Public

My Commission Expires: 11/26/2022

JASON KAUFFMANN NOTARY PUBLIC COBB COUNTY, GEORGIA Exp. November 26, 2022