THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Scott and Carol Haberman
8442 McCrory Lane
Nashville, TN 37221

Send Tax Bill to:
New Owner

Map/Parcel Number
141-00-0 026.00

State of Tennessee
County of ~~Davidson~~ Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 15 day of August, 2022.

Notary Public

My Commission Expires:
10·11·22

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF CLARA FAYE TALBERT BROWN, SUSIE BROWN ADKERSON, TRUSTEE OF THE CLARA FAYE TALBERT BROWN TESTAMENTARY TRUST, AND SUSIE BROWN ADKERSON, PHILIP L. BROWN, III, ABBIE FAYE ADKERSON, ZACAREY JOHN ADKERSON, ASHLEY RENEE BROWN, MEGAN NECHOLE BROWN AND JOHN SCOTT PHILIP BROWN, INDIVIDUALLY AS BENEFICIARIES OF THE ESTATE OF CLARA FAYE TALBERT BROWN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **WESTERN PROPERTY GROUP LLC., AN ARIZONA LLC.,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 8442 McCrory Lane, Nashville, TN 37221.

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**

Karen Johnson Davidson County
Batch# 919596 DEEDQC
09/21/2022 11:02:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20220921-0104956





SBA

Witness my hand this the 26th day of January, 2022.

Estate of Clara Faye Talbert Brown

Susie Brown Adkerson, Executrix
Susie Brown Adkerson, Executrix

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susie Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF Clara Faye Talbert Brown, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF Clara Faye Talbert Brown by the said Susie Brown Adkerson as such EXECUTRIX.

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and official seal this 26th day of January, 2022

My Commission Expires:
Notary Public
7/9/2024

Witness my hand this the 26th day of January, 2022.

Susie Brown Adkerson
Susie Brown Adkerson

STATE OF Tennessee

COUNTY OF Williamson

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Estate of Clara Faye Talbert Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2022.

My commission expires:
7/9/2024

Notary Public

Susie Brown Adkerson, Trustee of the Clara Faye Talbert Brown Testamentary Trust

Susie Brown Adkerson, Trustee
Susie Brown Adkerson, Trustee

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susie Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the TRUSTEE of the within named bargainor, Clara Faye Talbert Brown Testamentary Trust, and that SHE, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Clara Faye Talbert Brown Testamentary Trust by the said Susie Brown Adkerson as such TRUSTEE.

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and official seal this 26th day of January, 2022

My Commission Expires:
7/9/2024

Witness my hand this the 27 day of Jan., 2022.

Philip L. Brown, III

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip L. Brown, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of Jan., 2022.

My commission expires:

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Notary Public

Witness my hand this the 27 day of January, 2022.

Abbie Faye Adkerson

Abbie Faye Adkerson

STATE OF Idaho

COUNTY OF Latah

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abbie Faye Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of January, 2022.

My Commission Expires:

Notary Public

CARISSA ORR
COMMISSION # 20182412
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES DEC. 10, 2024

Witness my hand this the 27 day of JANUARY, 2022.

Ashley Renee Brown

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Renee Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of January, 2022.

My Commission Expires:

Notary Public July 9, 2022

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Witness my hand this the 27th day of January, 2022.

Zacarey John Adkerson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zacarey John Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2022

My Commission Expires: 05/05/2025

Notary Public

HAYLEY E HAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Witness my hand this the 27 day of January, 2022.

John Scott Philip Brown

STATE OF Texas

COUNTY OF Hunt

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Scott Philip Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of January, 2022

My Commission Expires: August 7, 2025

Notary Public Stefanie Marie Holding

STEFANIE MARIE HOLDING
Notary ID #131237053
My Commission Expires
August 7, 2025

Witness my hand this the 2 day of February, 2022.

Megan Brown

Megan Nechole Brown

STATE OF Delaware

COUNTY OF Kent

Personally appeared before me, the undersigned, a **Notary Public** in and for said county and state, Megan **Nechole Brown, with** whom I am personally acquainted, or **proved to me** on the basis of satisfactory evidence, and **who acknowledged** they executed the within instrument **for the purposes** therein contained.

Witness my hand and official seal this 2 day of February, 2022.

My Commission Expires: 06/08/2025

Notary Public

ON THIS 2 DAY OF February, 2022
Megan Brown APPEARED
BEFORE ME Anthony McPoyle
A NOTARY PUBLIC FOR THE STATE OF DELAWARE,
COUNTY OF KENT.

ANTHONY MCPOYLE
NOTARY PUBLIC
MY COMMISSION EXPIRES 06/08/2025
STATE OF DELAWARE

Notary Public

## Exhibit A

Tract 3 (Map/Parcel 141-00-0-026.00):

A tract of land in the Ninth Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of the New McCrory Road, formerly Beech Creek Road, at a point south 40 deg. East 12 poles, south 54 deg. East 31-3/5 poles, south 57 deg. East 54 poles, south 3 deg. West 14-2/5 poles, south 85 deg. East 25-1/2 poles, south 30 deg. East 49 poles, and south 48-3/4 deg. East 7 poles from the northeast corner of the property conveyed to Roger N. Hutton by deed from W.D. Hutton, et al, Executors, of record in Book 962, Page 454, Register's Office for said County, said beginning point being at the intersection of the center line of the old road and the northeasterly margin of the new road; thence with the northeasterly margin of said new road southeastwardly 364 feet to a turn in said road; thence with said road westwardly 20 feet to the northeasterly margin of said new road, continuing with the northeasterly margin of said new road southeastwardly 178 feet to the center of said old road; thence with the center of said old road in a northeasterly, northerly, and northwesterly direction 725 feet to the beginning, containing 1.05 acres, more or less.

Being the same property conveyed to Western Property Group LLC, from the Estate of Clara Faye Talbert Brown, by Warranty Deed dated January 26th, 2022 of record in Instrument Number 20220203-0012804, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 01/26/2022.

Affiant Signature

08/15/2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 15 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202209210104956