Karen Johnson Davidson County
Batch# 960393 DEEDQC
01/12/2023 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230112-0002597

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 & Carol Haberman
8442 McCrory Lane
Nashville, TN 37221

Send Tax Bill to:
New Owner

Map/Parcel Number
141-00-0 021.00 & 022.00

State of Tennessee
County of Williamson

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

Rachel L
Affiant

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 30 day of December, 2022.

Michelle Martin
Notary Public

My Commission Expires:
9.21.26

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, **WESTERN PROPERTY GROUP, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **SCOTT B. HABERMAN AND CAROL HABERMAN,** 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of Dec, 2022.

WESTERN PROPERTY GROUP LLC, an Arizona LLC

BY: Scott Haberman MEMBER
Scott Haberman, Member

BY: Carol Haberman MEMBER
Carol Haberman, Member

STATE OF Arizona

COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Scott Haberman and Carol Haberman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged their selves to be the **Members** and that they executed the foregoing instrument for the purpose therein contained by signing on behalf of **Western Property Group, LLC an Arizona limited liability company**

Witness my hand and official seal this 30 day of Dec, 2022.

My commission expires: 09 11 23

Notary Public

AARON HERGERT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 569874
Expires September 11, 2023

Exhibit A

TRACT 1 (Map/Parcel 141-00-0 022.00):
BEING A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136947, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE OLD IN THE CENTER OF OLD McCRORY LANE, BEING IN THE NORTH BOUNDARY LINE OF PARCEL 26.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056675, R.O.D.C., TN, SAID PIPE ALSO BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 23.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056673, R.O.D.C., TN.; THENCE, WITH THE CENTER OF THE SAID OLD ROAD, SOUTH 70 DEG 59 MIN 56 SEC WEST, AT A DISTANCE OF 108.54 FEET TO A P.K. NAIL NEW & WASHER AT OLD CHISLED "X" IN ROCK OUTCROP, SAID P.K. NAIL BEING THE SOUTHEAST BOUNDARY CORNER OF PARCEL 21.00, THE CLARA FAYE TALBERT BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136948, R.O.D.C., TN.; THENCE, WITH THE COMMON BOUNDARY OF THE SAID PARCEL 21.00 AND THE HEREIN DESCRIBED, NORTH 07 DEG 57 MIN 50 SEC WEST, AT A DISTANCE OF 345.62 FEET TO A 30 INCH WALNUT IN THE SOUTH BOUNDARY OF PARCEL 118.00, THE MICHELLE MORACZEWSKI-POAG et vir PROPERY, AS EVIDENCED IN INSTRUMENT NO. 20151008-0102735, R.O.D.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 118.00, SOUTH 83 DEG 59 MIN 45 SEC EAST, AT A DISTANCE OF 180.49 FEET TO A GRADER BLADE OLD, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID PARCEL 23.00; THENCE, WITH THE WEST BOUNDARY OF THE SAID PARCEL 23.00, SOUTH 05 DEG 44 MIN 52 SEC WEST, AT A DISTANCE OF 289.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR OLD McCRORY LANE.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

Being a portion of the same property conveyed to Western Property Group LLC, by Warranty deed dated 01/26/2022, from 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, of record in Instrument No. 20220203-0012804, Register's Office for said County.

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 12/30/2022.

Affiant Signature

01/05/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of Jan., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY