Karen Johnson Davidson County
Batch# 1040514 DEEDQC
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Fees $22 00 Taxes $0 00
20230821-0064982

This Instrument Prepared By:
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FARRIS BOBANGO PLC
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QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
WILLIAM HAGAN, JR. 2015 Valley Drive Goodlettsville, TN 37072	**Same**	**P/O 106 00 0 064.00**

WHEREAS, Viola Hagan (hereinafter referred to as the "*Decedent*") passed away on August 25, 2021 in Davidson County, Tennessee;

WHEREAS, at the time of her death, the Decedent owned certain real property including that certain real property more particularly described on Exhibit A attached hereto and incorporated by reference herein (the "Property");

WHEREAS, the Decedent's Estate was probated in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee (Docket No. 22-P-86) (the "Probate Court");

WHEREAS, on March 23, 2022, the Probate Court entered an order appointing A. Michelle Poss, Esq. (the "*Administrator*") as administrator of the Decedent's Estate pending resolution of a Will Contest filed in the Probate Proceeding;

WHEREAS, the Probate Court entered an Agreed Order on August 4, , 2023, adopting the terms of that certain Settlement Agreement and Mutual Release dated August, 2023, by and among the Administratrix and each of the Decedent's children and heirs at law which provides, among

other things, that the Administratrix shall quitclaim and convey the Property to the Grantee named herein;

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A. MICHELLE POSS, AS ADMINISTRATRIX OF THE ESTATE OF VIOLA HAGAN** (hereinafter "*Grantor*"), does hereby quitclaim and convey unto **WILLIAM HAGAN, JR.** ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest, if any, in and to the real property (the "Property") more particularly on Exhibit A attached hereto and incorporated by reference herein:

> The Property is unimproved property known as the Interstate Lot, 347 Wilhagan Road, Nashville, Davidson County, Tennessee.

The Property description has been provided by the parties hereto and the draftsman has relied solely upon that description in the preparation of this instrument.

The Property is conveyed subject to all easements, restrictions and obligations whether or not of record, including the lien for ad valorem property taxes for the current year, a lien not yet due and payable. The Grantor makes no representations or warranties regarding the Property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this 14th day of August, 2023.

A. Michelle Poss Administrator

A. MICHELLE POSS, in her capacity as ADMINSTRATOR OF THE ESTATE OF VIOLA HAGAN, DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Cheryl D. Long
AFFIANT

Subscribed and sworn to before me, this 14 day of August, 2023.

Keith C. Dennen
NOTARY PUBLIC

My Commission Expires: 12-3-2024

Keith C. Dennen State of Tennessee Notary Public Sumner County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared A. Michelle Poss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administratrix of the Estate of Viola Hagan, deceased, the within named bargainor, and that she, as such Administratrix executed the foregoing instrument for the purposes therein contained, by personally signing her name as such Administratrix.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 14th day of August, 2023.

Keith C. Dennen
NOTARY PUBLIC

My Commission Expires:
12-3-2024

Keith C. Dennen State of Tennessee Notary Public Sumner County

EXHIBIT A

DESCRIPTION OF PROPERTY

Land located in the 3rd Civil District of Davidson County Tennessee being more particularly described according to a survey by J. Bruce Rainey Surveyor No.823 dated May 1st, 2023 and known as job no 230020 as follows.

Beginning at an iron pin set in the southerly margin of Interstate 40 being the northeast corner of this tract and the northwest corner of a tract owned by Louis A. McRedmond & Matthew C. Cushing (Inst. No. 202009280111487 R.O.D.C., Tn); thence leaving the margin of said road and with McRedmond & Cushing's line S23°30'59"W 220.00'to an iron pin set; thence S43°30'59"W 480.00' to an point, a corner to Louis A. McRedmond & Anita McSherdian (Inst. No. 200802250018122 R.O.D.C., Tn); thence leaving said McRedmond & Cushing's line and continuing with the line of said McSherdian S77°30'59"W 600.00' to a point; thence S18°30'59"W 63.75' to a point; thence severing the land of Viola Hagan, of which this is a part N59°05'14"W 614.77' to an iron pin set in the line of Teamster Local Union No.480 (Inst. No. 201004160028761 R.O.D.C., Tn); thence with said Teamster's line N06°18'15"E 129.46' to an iron pin set in the margin of said Interstate 40; thence with the margin N79°23'27"E 312.98' to an iron pin set; thence N79°16'07"E 348.66' to an iron pin set; thence N78°57' 08"E 702.32' to an iron pin set; thence N79°02'55"E 201.76' to the point of beginning containing 13.32 acres more or less.

Being a portion of the property conveyed to Viola Hagan by deed of record in Record Book 9449 Page 2 in the Register's Office for Davidson County, Tennessee.