Karen Johnson Davidson County
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Fees $22 00 Taxes $0 00
20230821-0064984

This Instrument Prepared By:
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QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
PAMULA HAGAN 150 West Thompson Lane, G107 Murfreesboro, Tennessee 37219	**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 "*Administratrix*") as administratrix 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 4, 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 **PAMULA HAGAN** ("Grantee"), her 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 Lot B, 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 14 day of August, 2023.

A. Michelle Poss as Administratrix

A. MICHELLE POSS, in her capacity as ADMINSTRATRIX 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 easterly margin of Wilhagan Road, being the southwest corner of this tract and the northwest corner of a tract owned by F&S Trailer Sales Inc.(R.B.6781 Pg.705 R.O.D.C., Tn); thence with the margin of said road N37°40'17"E 22.26' to an iron pin set; thence N51°57'50"W 31.20' to an iron pin set; thence leaving said road and severing the land of Viola Hagan of which this is a part N40°46'48"E 260.88' to an iron pin set in the line of Louis A. McRedmond & Anita McSherdian (Inst. No. 200802250018122 R.O.D.C., Tn); thence with said McRedmond's line S56°29'01"E 17.10' to an iron pin set; thence S56°29'01"E 187.32 to an iron pin set a corner to the State of Tennessee (R.B. 1303 Pg.291A R.O.D.C., Tn); thence with the State of Tennessee's line S16°16'28"W 285.46' to an iron pin found a corner to said F&S Trailer; thence with said F&S's line N58°36'01"W 292.72' to the point of beginning containing 1.68 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.