Karen Johnson Davidson County
Batch# 1040514 DEEDQC
08/21/2023 11 40 13 AM 3 pgs
Fees $17 00 Taxes $0 00
20230821-0064985

This Instrument Prepared By:
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QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Margaret L. Seagraves **c/o c/o Kathy Williams** **145 Virginia Drive** **Portland, TN 37148**	**Same**	**106 12 0 024.00**

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 more particularly described below (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 **MARGARET L. SEAGRAVES** ("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 described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 17 on the Plat of Murfreesboro Road Industrial Subdivision, Section Five, of record in Book 4595, page 124, Register's Office for Davidson County, Tennessee, and described as follows:**
>
> > **Beginning at a concrete monument in the westerly margin of Wilhagan Drive, being the common corner of said Lot 17 and of Lot 18 in Section Four of said Subdivision; thence along the common line between said lots N. 64 deg. 25 min. W. 216.01 feet; thence N. 23 deg. 12 min. E. 42.25 feet; thence N. 25 deg. 51 min. E. 250.05 feet; thence N. 19 deg. 56 min. E. 62.32 feet to a point in the southerly margin of a roadway marked "Future Development"; thence along said roadway S. 51 deg. 59 min. E. 235.33 feet to a point at the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.27 feet to a point in the westerly margin of said Wilhagan Drive; thence along said margin southerly 275.0 feet to the point of beginning.**

Being a portion of the real property conveyed to the Decedent, Viola Hagan, by Quitclaim Deed from Third National Bank in Nashville, as Executor of the Estate of W. L. Hagan, dated June 30, 1994, of record in Book 9449, page 2, Register's Office for Davidson County, Tennessee.

The Property is unimproved property known as 343 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, 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. Tong
AFFIANT

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

Keith C. Dennen
NOTARY PUBLIC

My Commission Expires: Dec. 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:
Dec. 3, 2024

Keith C. Dennen State of Tennessee Notary Public Sumner County