Karen Johnson Davidson County
Batch# 1040514 DEEDQC
08/21/2023 11:40:13 AM 5 pgs
Fees $27.00 Taxes: $0.00
20230821-0064986

This Instrument Prepared By:
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QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
DONALD T. HAGAN 347 Wilhagan Road Nashville, Tennessee 37217-1145	**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 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 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 **DONALD T. HAGAN** ("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 improved property known as Lot A and Home 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 14 day of August, 2023.

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

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

EXHIBIT A

DESCRIPTION OF PROPERTY

HOME LOT AND LOT A

DONALD HAGAN

TRACT 1 (Home Lot):

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 westerly margin of Wilhagan Road being the northeast corner of a tract owned by Viola Hagan (R.B.9449 Pg. 2 R.O.D.C., Tn); thence leaving said margin with the line of Hagan N51°57'23"W 260.59' to an iron pin set; thence S25°11'40"W 60.81' to an iron pin set; thence S25°51'00"W 250.05' to an iron pin found; thence S23°12'00"W 42.25' to an iron pin set a corner to Henock Zerit (Inst. No. 201405210043888 R.O.D.C., Tn); thence with said Zerit's line and a property owned by GRS Reality Investments, LLC. (Inst. No. 201802150014977 R.O.D.C., Tn)S27°52'00"W 275.86' to an iron pin set a corner to 331 Wilhagan Road, LLC (Inst. No. 202112230169832, R.O.D.C., Tn.); thence with the line of said Wilhagan Road, LLC S19°23'00"W 100.17' to an iron pin set a corner to 325 Wilhagan Road, LLC (Inst. No. 202112230169827, R.O.D.C., Tn); thence with the line of said 325 Wilhagan Road, LLC and a tract owned by Tynelea Partner, G P (Inst. No. 201509020089455, R.O.D.C., Tn) S33°44'30"W 314.85' to an iron pin set a corner to F M Sylvan, LLC (Inst. No. 201210020090084, R.O.D.C., Tn), thence with the line of said F M Sylan, LLC S34°01'00"W 210.29' to an iron pin set a corner to British Car Investors, LLC (Inst. No. 200603020024455, R.O.D.C., Tn); thence with the line of British Car Investors, LLC and D K Miller Holding, LLC (Inst. No. 201612270135383, R.O.D.C., Tn) S20°01'00"W 211.24' to an iron pin set a corner to C O T Nashville, LLC (Inst. No. 202110150138916, R.O.D.C., Tn); thence with the line of C O T Nashville, LLC and The Stremic Land Trust (Inst. No. 202011170135543, R.O.D.C., Tn) N65°04'57"W 165.24' to an iron pin set in the line of QPG East Nashville Apartments, LLC (Inst. No. 202201040000855, R.O.D.C., Tn.); thence with the line of said QPG N10°55'44"E 58.50' to an iron pin set; thence N29°55'00"E 301.00' to an iron pin set; thence N08°00"00"E 424.64' to an iron pin set a corner to Jonathan Huddleston (Inst. No. 2016066100059152, R.O.D.C., Tn.); thence with Huddleston's line N08°24'52"E 233.21' to an iron pin found, a corner to 707 Spence Owner, LLC (Inst. No. 202112100164287, R.O.D.C., Tn.); thence with the line of said Spence Owner's N07°58'55"E 207.90' to an iron pin set; thence N06°50'14"E 233.48' to an iron pin found at the terminus of Cornelia Street; thence with said terminus N06°51'24"E 25.36' to an iron pin set at the on terminus of said Cornelia Street, and corner to Teamster Local Union Number 480 (Inst. No. 201004160028761, R.O.D.C., Tn.); thence with said Teamster's line N06°33'17"E 632.95' to an iron pin set; thence leaving said teamster's line and severing the land of Viola Hagan, of which this is a part, S59°05'14"E 614.77' to an iron pin set in the line of Louis A McRedmond and Anita McSheridan (Inst. No.20080225001122, R.O.D.C., Tn.); thence with McRedmond and

McSheridan's Line S18°30'59"W 99.25' to an iron pin set; thence S40°59'01"E 250.00' to an iron pin set; thence S56°29'01"E 12.66' to an iron pin set; thence leaving the line of said McRedmond and McSheridan and continuing to sever said Hagan's land S44°23'07" 276.21' to an iron pin set; thence S51°57'23"E 254.93' to an iron pin set in the westerly margin of Wilhagan Road; thence S37°55'02"W 50.00' to the point of beginning containing 19.94 acres more or less.

TRACT 2 (Lot A)

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 iron pin set in the westerly margin of Wilhagan Road, said iron pin being located N37°55'02"E 50.00' from Viola Hagan's (R.B.9449 Pg.2 R.O.D.C., TN) northeast corner; thence with the margin of said road N37°55'02"E 34.95' to an iron pin set; thence S51°57'50"E 26.68' 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, N56°29'01"W 266.30' to an iron pin set; thence severing said Hagan's land S44°23'07"W 276.21' to an iron pin set; thence S51°57'23"E 254.93' to the point of beginning containing 1.76 acres more or less.

The foregoing TRACTS 1 and 2 are 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.