Karen Johnson Davidson County
Batch# 1045243 DEEDQC
09/01/2023 11:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230901-0068771

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Katherine Toinette Williams 145 Virginia Drive Portland, TN 37148	Same	106 12 0 024.00

Quitclaim Deed

Grantor: Margaret L. Seagraves
Grantee: Katherine Toinette Williams

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, 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 the same property conveyed to Margaret L. Seagraves by deed from A. Michelle Poss, As Administratix of the Estate of Viola Hagan of record in Instrument Number 20230821-0064985, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 343 Wilhagan Road, Nashville, TN 37217.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Margaret L. Seagraves, Grantor

MARGARET L. SEAGRAVES

State of Tennessee
County of Sumner

On September 1, 2023, before me personally appeared Margaret L. Seagraves, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 4/22/2026

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Katherine Toinette Williams, Grantee

Sworn to and subscribed before me on September 1, 2023.

Notary Public
My commission expires: 4/22/2026

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sarah Chapman, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 1, 2023.

Signature

9/1/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 1, 2023.

Notary's Signature
My Commission Expires: 4/22/2026

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER