This Instrument Prepared By:
Keith C. Dennen, Esq.
FARRIS BOBANGO PLC
414 Union Street, Suite 1105
Nashville, Tennessee 37219
E-mail: kdennen@farris-law.com
Telephone: 615.726.1200

Karen Johnson Davidson County
Batch# 1056175 DEEDQC
10/02/2023 01:02:12 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231002-0077224

QUITCLAIM DEED

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

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, **WILLIAM HAGAN, JR.** (hereinafter "*Grantor*"), does hereby quitclaim and convey unto **LONHAGAN INC.,** a Tennessee corporation ("Grantee"), its successors 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. This conveyance includes, and Grantor does hereby assign to Grantee, all of Grantor's right, title and interest in, to and under the Easement Agreement dated August 14, 2023,

by and between Grantor and A. Michelle Poss, Administrator of the Estate of Viola Hagan, of record as Instrument No. 20230821-0064983, Register's Office for Davidson County, Tennessee. 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 6th day of September, 2023.

WILLIAM HAGAN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 6 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 3-9-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared William Hagan, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 6th day of September, 2023.

NOTARY PUBLIC

My Commission Expires:
3-9-2027

LORI ELDRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Theresa C. Dennen
AFFIANT

Subscribed and sworn to before me, this 7th day of September, 2023.

Cheryl D. Long
NOTARY PUBLIC

My Commission Expires: September 7, 2026

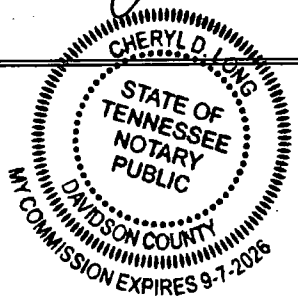


EXHIBIT A

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 the same property conveyed to William Hagan, Jr. by Quitclaim Deed from A. Michelle Poss, Administrator of the Estate of Viola Hagan of record as Instrument No. 20230821-0064982 Register's Office for Davidson County, Tennessee.