THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Scott & Carol Haberman
8442 McCrory Lane
Nashville, TN 37221

Send Tax Bill to:
New Owner

Map/Parcel Number
141-00-0 021.00

State of Tennessee
County of Montgomery

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5 day of Feburary, 2024.

Notary Public

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WESTERN PROPERTY GROUP, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **SCOTT B. HABERMAN AND CAROL HABERMAN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 8442 McCrory Lane, Nashville, TN 37221.

Karen Johnson Davidson County
Batch# 1098780 DEEDQC
02/07/2024 01:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240207-0008681

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1 day of FEBRUARY, 2024.

WESTERN PROPERTY GROUP LLC, an Arizona LLC

BY: Scott Haberman
Scott Haberman, Member

BY: Carol Haberman
Carol Haberman, Member

STATE OF AZ

COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Scott Haberman and Carol Haberman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged their selves to be the **Members** and that they executed the foregoing instrument for the purpose therein contained by signing on behalf of **Western Property Group, LLC an Arizona limited liability company**

Witness my hand and official seal this 1 day of February, 2024

My commission expires: 4.5.27

Notary Public matt miller

MATT MILLER
Notary Public - Arizona
Maricopa County
Commission # 644800
My Comm. Expires Apr 5, 2027

Exhibit A

Parcel 2 (Map/Parcel 141-00-0 021.00):

Being a tract of land in the Thirty-Fifth Councilmanic District of Metro-Nashville, Davidson County, Tennessee and being the same property conveyed to Clara Faye Talbert Brown, as evidenced in Instrument No. 20071126-0136948, in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN.). said property being more particularly described as follows: beginning at a P.K. nail new & washer at old chiseled "X" in rock outcrop in the center of Old McCrory Lane, being in the north boundary line of Parcel 26.00, the Mildred Deal Brown Property, as evidenced in Instrument No. 20130605-0056675, R.O.D.C., TN., said P.K. nail being the southwest boundary corner of Parcel 22.00, the Clara Faye Talbert Brown, as evidenced in Instrument No. 20071126-0136947, R.O.D.C., TN.; thence, with the said centerline of Old McCrory Lane and the north boundary of Parcel 26.00, south 70 deg 07 min 58 sec west, at a distance of 34.62 feet to a capped iron rod new in the northerly margin of McCrory Lane, at a distance of 50 feet from the center of the said lane; thence, with the said northerly margin, north 71 deg 17 min 34 sec west, at a distance of 69.52 feet to a point; thence, with a tangent curve to the right, having a radius of 600.93 feet, an arc length of 236.83 feet, and a chord bearing of north 60 deg 00 min 10 sec west, at a chord distance of 235.30 feet to a capped iron rod new, said rod lying north 32 deg 02 min 17 sec east, at a distance of 20.25 feet from a capped iron rod old, RLS # 1786, being the monumented southeast boundary corner of parcel 118.00, the Michelle Moraczewskipoag et vir Property, as evidenced in Instrument No. 20151008-0102735, R.O.D.C., TN.; thence, with the east boundary line of the said Parcel 118.00, north 32 deg 02 min 17 sec east, at a distance of 293.43 feet to a 26 inch hickory; thence, with the south boundary of the said parcel 118.00, south 70 deg 39 min 42 sec east, at a distance of 104.54 feet to a 30 inch walnut, being the northwest boundary corner of the said Parcel 22.00; thence, with the common boundary of the said Parcel 22.00 and the herein described, south 07 deg 57 min 50 sec east, at a distance of 345.62 feet to the Point Of Beginning, containing 1.63 acres, more or less, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Company, Inc., Job No. 21-053, dated March 26, 2021.

Being a portion of the same property conveyed to Western Property Group LLC, by deed dated 01/26/2022, from Estate of Clara Faye Talbert Brown, Susie Brown Adkerson, Trustee of the Clara Faye Talbert Brown Testamentary Trust, and Susie Brown Adkerson, Philip L. Brown, III, Abbie Faye Adkerson, Zacarey John Adkerson, Ashley Renee Brown, Megan Nechole Brown and John Scott Philip Brown, Individually as beneficiaries of the estate of Clara Faye Talbert Brown, of record in Instrument No. 20220203-0012804, Register's Office for said County.

The above described property is subject to all matters shown on survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Company, Inc., Job No. 21-053, dated March 26, 2021.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 2/1/24.

Affiant Signature – Joshua A. Terry

2/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/5/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27