THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1124409 DEEDQC
04/18/2024 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240418-0027783

Address New Owner:
Derek Hagerty and Stephanie Hagerty
Trustees of the Derek and Stephanie Hagerty Living Trust Dated April 10, 2024
3411 Woodhaven Dr
Nashville, TN 37204

Send Tax Bills To:
Derek Hagerty and Stephanie Hagerty
Trustees of the Derek and Stephanie Hagerty Living Trust Dated April 10, 2024
3411 Woodhaven Dr
Nashville, TN 37204

Map and Parcel: 118-10-0-146.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Derek Joseph Hagerty and Stephanie Elizabeth Hagerty, husband and wife as joint tenants with rights of survivorship, hereinafter called the GRANTORS, **for the purposes of creating a tenancy by the entirety**, have bargained and sold, and by these presents do transfer and convey unto Derek Hagerty and Stephanie Hagerty, husband and wife, hereinafter called the GRANTEES, to be held in tenancy by the entirety, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 61 on the plan of part of the O.F. Noel Estate, Pleasant Valley, of record in plat book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to David V. Surber and wife, Melanie Jo Surber by Warranty Deed from Julia Pollock, unmarried of record in Book 7716, page 734,

Register's Office for Davidson County, Tennessee, dated November 30, 1988 and recorded on December 1, 1988.

Being all of that certain property conveyed to Derek Hagerty, unmarried and Stephanie Holzer, unmarried, as tenants in commons with rights of survivorship from Jeanne Ann Burton, Trustee, as Chapter 7 Trustee for David Victor Surber and Melanie Jo Surber, husband and wife, by deed dated May 2, 2016 and recorded May 4, 2016 in Instrument Number 20160504-0044219 of official records.

This being the same property conveyed to Derek Joseph Hagerty and Stephanie Elizabeth Hagerty, husband and wife as joint tenants with rights of survivorship, party of the second part, from Derek Joseph Hagerty and Stephanie Elizabeth Hagerty, husband and wife who acquired title as Derek Hagerty, unmarried and Stephanie Holzer, unmarried, as tenants in common with rights of survivorship, party of the first part, by Quit Claim Deed dated April 10, 2020 and recorded May 13, 2020 in Instrument Number 20200513-0049683 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3411 Woodhaven Dr, Nashville, TN 37204.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 10 day of April, 2024.

GRANTORS:

Derek Joseph Hagerty

Stephanie Elizabeth Hagerty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Derek Joseph Hagerty and Stephanie Elizabeth Hagerty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 10th day of April, 2024.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate for the purposes of creating a tenancy by the entirety, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(i) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara Thomas, 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 April 10, 2024.

Sara Thomas
Attorney at Law
April 17, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 17 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

JACOB CLUTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY