THIS INSTRUMENT PREPARED BY
SEAN R. AIELLO, ATTORNEY AT LAW, 509 HIGHWAY 96 WEST, SUITE 201, FRANKLIN, TN

EXECUTOR'S QUITCLAIM DEED

Karen Johnson
Batch # 1160190
07/22/2024 11:40:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240722-0054686

From: THE ESTATE OF JEAN HAGEWOOD
To: JEAN HAGEWOOD ENTERPRISES, LLC

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Jean Hagewood Enterprises, LLC 4952 Darlington Dr. Nashville, TN 37211	Same	117-15-A-143 16DA 23858

FOR AND IN CONSIDERATION Of good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of making distribution pursuant to the terms of the Last Will and Testament of Jean Hagewood, deceased, of record in the Probate Division of the Probate Court of Davidson County, Tennessee, Case No. 23P2091 I, **David Hagewood, Executor of the Estate of Jean Hagewood, deceased** (Grantor"), does hereby transfer and convey to **Jean Hagewood Enterprises, LLC** ("Grantee"), any and all interest the said Jean Hagewood, deceased may have in that tract or parcel of land in Davidson County, Tennessee. Said tract or parcel is more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. M-3 on the Plan of Green Hills Terrace Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5304, Page 702, as amended in Book 7841, Page 557, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Green Hills Terrace Condominiums, as of record in Book 5200, Page 64, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christian Strignano, unmarried, by deed from Margaret Roper, a widow, now unmarried, of record in Instrument Number 20010206-0011674, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Hagewood by deed by Christian Strignano of record in Instrument Number 20010905-0096416.

This Conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee de Annotated, and is subject to the provisions and requirement thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restriction, options, burdens, assessments, and other

undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace Condominiums.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictioons, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented) all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

SRD

~~**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever~~.

WITNESS my hand this 17 day of July, 2024.

DAVID HAGEWOOD, EXECUTOR OF THE ESTATE OF JEAN HAGEWOOD, deceased

STATE OF GA
COUNTY OF COBB

DAVID HAGEWOOD personally appeared before me, V BURNS, a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the following instrument for the purposes therein contained.

WITNESS my hand and official seal at ROSWELL, ~~Tennes~~GA see this the 17th day of July, 2024.

NOTARY PUBLIC

My commission expires

01/30/2027

V BURNS NOTARY PUBLIC Exp. Jan 30 2027 COBB COUNTY, GA

STATE OF GA
COUNTY OF COBB

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of 0.00.

DAVID HAGEWOOD, EXECUTOR OF THE ESTATE OF JEAN HAGEWOOD, deceased

SWORN TO and subscribed before me on this the 17th day of July, 2024.

V BURNS NOTARY PUBLIC Exp. Jan 30 2027 COBB COUNTY, GA

NOTARY PUBLIC

My commission expires

01/30/2027

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