Karen Johnson
Batch # 1188346
10/01/2024 11:21:02 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241001-0075967

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Kevin Dean Hageman, and wife, Courtney Renee Hageman, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto Kevin Dean Hageman and Courtney Renee Hageman, as Trustees of the Kevin & Courtney Hageman Family Living Trust 2024 dated September 26th, 2024 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Being a tract of land in the 24th Council District of Davidson County and a portion of that property conveyed to Jean M. Sexton in Deed Book 2646, page 121, R.O.D.C.T. and depicted on Metro Tax Map 91-14 as Parcel 229.00 being more accurately described as follows:

Beginning at an iron pin in the Northerly line of Lot 1 of the A.C. Wakefield property (PB 4060, Page 25, R.O.D.C.T), said pin being the most Southeasterly corner of this tract, the most Southwesterly corner of Tract 1 of said Sexton property and located South 79 degrees 04' 31" West, 200.00 feet (incorrectly listed as 150.00 feet in multiple prior deeds and prior easement agreement) from an iron pin in the Westerly margin of 54th Avenue North marking the most Northeasterly corner of said Lot 1 of the A.C. Wakefield property; thence with the Northerly line of said Lot 1, South 79 degrees 04' 31" West 564.14 feet (incorrectly listed as 614.14 feet in multiple prior deeds and prior easement agreement) to a point in Richland Creek; thence with said creek North 16 degrees 52' 00 West 57.87 feet to a point in the same; thence North 79 degrees 04' 31" East, 570.39 feet (incorrectly listed as 620.39 feet in multiple prior deeds and prior easement agreement) to an iron pin, said pin marking the most Northwesterly corner of said Tract 1 of said Sexton property; thence South 10 degrees 39' 37" East, 57.56 feet to the point of beginning, containing 0.816 acres, more or less.

Also conveyed herewith is an Ingress and Egress Easement and Maintenance Agreement in Instrument No. 20160727-0077113, and as Corrected in Instrument No. 20160824-0088573.

BEING the same property conveyed to Courtney Renee Hageman and Kevin Hageman, wife and husband, from Regal Development, LLC a Tennessee Limited Liability Company, by Warranty Deed on May 31, 2018 and recorded on June 1st, 2018, Instrument Number 20180601-0052292, Register's Office, Davidson County, Tennessee.

This is improved property, known as 307B 54th Avenue North, Nashville, TN 37209.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 26th day of September, 2024.

Grantors:

Kevin Dean Hageman

Courtney Renee Hageman

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Kevin Dean Hageman and Courtney Renee Hageman, as Trustees of the Kevin & Courtney Hageman Family Living Trust 2024, 307B 54th Avenue North, Nashville, TN 37209	Kevin Dean Hageman and Courtney Renee Hageman, as Trustees of the Kevin & Courtney Hageman Family Living Trust 2024, 307B 54th Avenue North, Nashville, TN 37209	**091-14-0-229.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin Dean Hageman and Courtney Renee Hageman to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 26th day of September, 2024.

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Kevin Dean Hageman and Courtney Renee Hageman, as Trustees of the Kevin & Courtney Hageman Family Living Trust 2024, dated September 26th, 2024.
Address: 307B 54th Avenue North, Nashville, TN 37209.

Grantee:

Kevin Dean Hageman, as Trustee of the Kevin & Courtney Hageman Family Living Trust 2024 dated September 26th, 2024.

Courtney Renee Hageman, as Trustee of the Kevin & Courtney Hageman Family Living Trust 2024 dated September 26th, 2024.

Subscribed and sworn to before me this 26th day of September, 2024.

Notary Public:

