Karen Johnson Davidson County
Batch# 1275235 DEEDQC
05/20/2025 07:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250520-0039440

QUITCLAIM DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 (ZERO)

Diana Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.25.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Parkway
Spring Hill, TN 37174

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tricia Hagedorn	**Owner**	
(NAME) **2200 Milton Drive**	(NAME)	073-01-0-168.00
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Tricia Hagedorn fka Tricia Lopez,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **Tricia Hagedorn and Christopher Scott Hagedorn, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:

Land in Davidson County, Tennessee, Being Lot No. 46 on the plan of Highland View Subdivision of record in Book 1424, Page 39, Register's office for said county. Said Lot No. 46 Fronts 70 feet on the Westerly side of Milton drive and runs back 222.8 feet on the northerly line and 204.6 feet on the southerly line to a dead line in the rear measuring 72.1 feet thereon.

TRACT 2:

Land in Davidson County, Tennessee, Being a strip of Land Fronting on Avalon Drive marked reserved on the Plat of Virginia Manor, of Record In Book 1835, Page 22, Register's office for said county.

Said Tract begins at a monument in the Southerly Margin of Avalon Drive, 180 feet easterly from a Monument at the beginning of a Curve in the Southeasterly Intersection of Avalon Drive and Warden

Drive, thence with a margin of Avalon Drive Eastwardly 186.57 feet to a monument; Thence continuing with the said Avalon Drive, 18.12 feet to a monument at the beginning of a curve in the intersection Avalon Drive and Milton Drive; thence around said curve, 31.42 feet to a point in the Westerly Margin of Milton Drive: thence Westwardly in a straight line with the northerly margin of the Highland View Subdivision (of Record In Book 1424, Page 39, Register's office for said county) 222.8 feet to the point of beginning.

Being the same property conveyed to Tricia Lopez, a single woman by Warranty Deed from Susan Berryman, unmarried, dated 09/05/2007, of record in Instrument No. 200709170111014, Register's Office for Davidson County, Tennessee. Tricia Lopez having since married and is now known as Tricia Hagedorn.

Being also known as 2200 Milton Drive, Nashville, TN 37216

Witness my/our hand (s) this the 15th day of May, 2025.

Tricia Hagedorn fka Tricia Lopez

STATE OF Florida

COUNTY OF St. Johns

On this 15th day of May, ~~2022~~ 2025 NK, before me personally appeared Tricia Hagedorn to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May, ~~2022~~ 2025 NJR.

Notary Public
My Commission Expires: 1/27/2028

NICK ASSELTA NOTARY PUBLIC MY COMMISSION EXPIRES 1-27-2028 STATE OF FLORIDA COMMISSION NUMBER HH 448683

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 May 15, 2025.

Affiant
Date: May 19, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of May 2025

Notary Public

My Commission Expires: 6.14.26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY