Karen Johnson
Batch # 1326180
09/24/2025 08 25 02 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250924-0076077

This instrument prepared by
Katie Watson Bingham
FRIDAY, ELDREDGE & CLARK, LLP
400 West Capitol Avenue, Suite 2000
Little Rock, Arkansas 72201

Map & Parcel No 098-00-0-002-00

Grantee:
Hagar Family Trust
7621 Highway 11 North
Des Arc, AR 72040

Send tax notice to:
Peggy J. Hagar
2180 Tucker Gap Road
Lebanon, TN 37090

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **RONALD E. HAGAR** (the "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration in hand paid by **RONALD E. HAGAR, REBECCA S. HAGAR and MICHAEL HOUSTON HAGAR, Trustees of the HAGAR FAMILY TRUST, dated March 2, 2010, as amended** (the "**Grantee**"), the receipt of which is hereby acknowledged, hereby grant, convey, sell and quitclaim unto the Grantee, and unto the Grantee's successors and assigns forever, all of the Grantor's right, title and interest in and to the following lands lying in Davidson County, Tennessee, consisting of an undivided one-third (1/3) remainder interest therein:[1]

Located in the 4th Civil District of Davidson County, Tennessee, and fronting on the New Hope Road 365 ft. and 362 ½ ft. deep, same being bounded as follows, on the East by Robert Owen Eakes, on the West by the New Hope Road, on the North by James Johnson and on the South by Robert Owen Eakes, and containing 3 acres, more or less.

[1] The above-described lands are subject to a life estate in favor of Peggy J Hagar.

The above-described tract of land is the same land transferred by Henry Houston Hagar and wife, Gloria Ferguson Hagar, by Robert Owen Eakes on July 22, 1946 and recorded in Book No.: 1394, Page No.: 87, No.: 65524.

This is improved property, known as: 4021 Timberview Dr., Hermitage, Davidson County, Tennessee.

This transfer is by Quitclaim Deed, and the Grantor makes not warranties about the title.

This Quitclaim Deed is exempt from taxation pursuant to T.C.A. §67-4-409(a)(1)(C)(vi) and no oath of value is required pursuant to T.C.A. §67-4-409(a)(1)(E).

WITNESS the undersigned's hand on this 19th day of September, 2025.

Ronald E. Hagar

RONALD E. HAGAR

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this day, personally appeared before me RONALD E. HAGAR, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official seal this 19th day of September, 2025.

Mollie Eschbacher

Notary Public

My Commission Expires:

1-27-2034

MOLLIE ESCHBACHER NOTARY PUBLIC ARKANSAS PULASKI COUNTY 00000512 EXPIRES 1-27-2034