Karen Johnson Davidson County
Batch# 1345631 DEEDQC
11/13/2025 10:04:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20251113-0090392

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Paul G. Hassell and Tina Z. Hassell, 7537 River Road Pike, Nashville, TN 37209

Order Number: 75090058

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **PAUL G. HASSELL a/k/a PAUL GREGORY HASSELL**, a married man, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **PAUL G. HASSELL** and **TINA Z. HASSELL**, husband and wife, as joint tenants with right of survivorship, whose address is 7537 River Road Pike, Nashville, TN 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION"

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 089-00-0-011 and 089-00-0-016
Street address of property: 7537 River Road Pike, Nashville, TN 37209
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20251002-0078474, 20251002-0078473, 20251002-0078472 and 20251002-0078471 in the Register's Office, Davidson County, Tennessee.

PCL 75090058 QC101 01 01 05

Mail Tax Statements to: Paul G. Hassell and Tina Z. Hassell, 7537 River Road Pike, Nashville, TN 37209

Signed this 21 day of October, 20 25,

Signature(s) of Grantor(s):

Paul G. Hassell

Paul G. Hassell
a/k/a Paul Gregory Hassell

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 21 day of October, 20 25 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Paul G. Hassell a/k/a Paul Gregory Hassell**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tosan Cunningham

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL 75090058 QC101 01 02 05

All Purpose Acknowledgement

State of: Tennessee

County of: Davidson

On this 21st day of October 2025, before me

Tosan Cunningham, a Notary Public, personally appeared

Paul G. Hassell and Tina Z. Hassell personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Tosan Cunningham
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Mar. 08, 2028
County of Davidson

This notarial act involved the use of electronic notarization technology.

Tosan Cunningham

(Seal)

Printed Name:

My commission expires:

03/08/2028

DESCRIPTION OF ATTACHED DOCUMENT

Loan Number: 3568213526

Document Type: Quit Claim Deed

OATH OF CONSIDERATION

We, Paul G. Hassell and Tina Z. Hassell, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 21 day of October, 20 25,

Signatures of Affiant(s):

Paul G. Hassell
Paul G. Hassell

Tina Z. Hassell
Tina Z. Hassell

Sworn and subscribed before me this 21 day of October, 2025.

Tosan Cunningham
Notary Public

PCL 75090058 QC101 01 03 05

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 089-00-0-011 and 089-00-0-016

Land situated in the County of Davidson in the State of TN

TRACT 1:

A PARCEL OR TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF SAID COUNTY ON THE RIVER ROAD AND BEING PART OF A 145.66 ACRE TRACT OF LAND DESCRIBED IN DEED FROM MRS. NANNIE RUCKER AND OTHERS TO CARSIE SIRCY AND WIFE, WILLIE C. SIRCY OF RECORD IN BOOK 1194, PAGE 12 REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED ACCORDING TO A SURVEY BY S.W. HUTCHISON MARCH 4, 1961, AS FOLLOWS:

BEGINNING AT A BEECH, A CORNER IS CARSIE SIRCY'S AND GRANVILLE BARNES' LINE AND PROCEEDING THENCE WITH A FENCE AND THEIR LINE AS FOLLOWS: NORTH 82 DEGREES EAST 9.4 POLES TO A STAKE, FORMERLY A BEECH; NORTH 64 DEGREES EAST 6 POLES TO A BEECH; THENCE WITH CARSIE SIRCY'S AND E.W. UPCHURCH'S LINE AS FOLLOWS: NORTH 58 DEGREES EAST 12.4 POLES TO A BEECH TREE; SOUTH 83 DEGREES EAST 12.4 POLES TO A HICKORY TREE; SOUTH 80 DEGREES E 8.28 POLES TO A CHERRY STUMP; NORTH 89 DEGREES EAST 15.2 POLES TO A HACKBERRY TREE; THENCE LEAVING FENCE AND THE UPCHURCH LINE GOING AS FOLLOWS: NORTH 20 DEGREES WEST 17.8 POLES TO A SUGAR TREE; NORTH 41 DEGREES 30 MINUTES WEST 13.2 POLES TO A SHALEY BARK HICKORY TREE; NORTH 43 DEGREES 30 MINUTES WEST 34 POLES TO A LARGE CEDAR TREE; NORTH 74 DEGREES 30 MINUTES WEST 12 POLES TO A SHALEY BARK HICKORY TREE; SOUTH 87 DEGREES 30 MINUTES WEST 23.5 POLES TO A POINT IN A 25 FOOT PRIVATE DRIVEWAY LEADING TO AND FROM CARSIE SIRCY'S HOME AND THE RIVER ROAD, STAKE IN LINE OF EAST MARGIN OF SAID DRIVEWAY; THENCE WITH THE CENTER OF SAID DRIVEWAY AS FOLLOWS: SOUTH 8 DEGREES WEST 19.8 POLES; SOUTH 44 DEGREES 30 MINUTES WEST 10 POLES; SOUTH 32 DEGREES WEST 6.5 POLES; SOUTH 20 DEGREES WEST 6 POLES; SOUTH 12 DEGREES WEST 6 POLES; SOUTH 7 DEGREES WEST 12.5 POLES TO A POINT IN THE OLD RIVER ROAD, AND ON THE MARGIN OF THE NEW RIVER ROAD; THENCE WITH GRANVILLE BARNES' LINE SOUTH 82 DEGREES EAST 32 POLES, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 23 ACRES, MORE OR LESS.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 5 AS DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED MARCH 31, 1983 AND KNOWN AS JOB NO. 83-027 AS FOLLOWS:

PCL 75090058 QC101 01 04 05

202511130090392

BEGINNING AT AN IRON PIN SET OF THE EASTERLY MARGIN OF RIVER ROAD, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THIS TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE A.G. SIRCY LAND OF RECORD IN DEED BOOK 2879, PAGE 177, R.O.D.C., TENNESSEE; THENCE WITH SIRCY'S LINE S 82 DEGREES 9 MINUTES 32 SECONDS E 110.35 FEET TO AN IRON PIN; THENCE N 8 DEGREES 37 MINUTES 0 SECONDS E 79.41 FEET TO AN IRON PIN; THENCE LEAVING SAID A.G. SIRCY'S LINE N 88 DEGREES 19 MINUTES 9 SECONDS E 504.55 FEET TO AN IRON PIN SET IN THE CENTER OF A JOINT USE DRIVE; THENCE WITH THE CENTER OF THE SAID DRIVE AND WITH THE LINE OF ERNEST W. HASSELL, JR. LAND OF RECORD IN DEED BOOK 3185, PAGE 84, R.O.D.C., TENNESSEE, THE FOLLOWING CALLS: S 8 DEGREES 17 MINUTES 54 SECONDS W 159.84 FEET TO AN IRON PIN; THENCE S 5 DEGREES 14 MINUTES 25 SECONDS W 86.14 FEET TO AN IRON PIN; THENCE S 0 DEGREES 39 MINUTES 3 SECONDS E 51.30 FEET TO AN IRON PIN; THENCE S 12 DEGREES 12 MINUTES 12 SECONDS W 32.10 FEET TO AN IRON PIN; THENCE S 36 DEGREES 24 MINUTES 50 SECONDS W 48.04 FEET TO AN IRON PIN; THENCE S 57 DEGREES 4 MINUTES 6 SECONDS W 67.37 FEET TO AN IRON PIN; THENCE S 42 DEGREES 2 MINUTES 52 SECONDS W 72.51 FEET TO AN IRON PIN; THENCE S 32 DEGREES 6 MINUTES 48 SECONDS W 72.25 FEET TO AN IRON PIN; THENCE S 24 DEGREES 51 MINUTES 21 SECONDS W 73.60 FEET TO AN IRON PIN, THENCE S 16 DEGREES 59 MINUTES 55 SECONDS W 72.91 FEET TO AN IRON PIN; THENCE S 9 DEGREES 35 MINUTES 53 SECONDS W 71.55 FEET TO AN IRON PIN; THENCE S 6 DEGREES 20 MINUTES 22 SECONDS W 149.14 FEET TO AN IRON PIN SET ON THE MARGIN OF RIVER ROAD; THENCE LEAVING THE SAID DRIVE AND WITH THE MARGIN OF RIVER ROAD AS FOLLOWS: N 44 DEGREES 11 MINUTES 3 SECONDS W 88.08 FEET TO AN IRON PIN; THENCE N 35 DEGREES 4 MINUTES 54 SECONDS W 132.50 FEET TO AN IRON PIN; THENCE N 33 DEGREES 4 MINUTES 53 SECONDS W 188.23 FEET TO AN IRON PIN; THENCE N 33 DEGREES 50 MINUTES 30 SECONDS W 180.72 FEET TO AN IRON PIN; THENCE N 8 DEGREES 51 MINUTES 11 SECONDS E 197.86 FEET TO AN IRON PIN; THENCE N 19 DEGREES 4 MINUTES 20 SECONDS W 75.79 FEET TO AN IRON PIN; THENCE N 82 DEGREES 9 MINUTES 32 SECONDS W 5.00 FEET TO AN IRON PIN; THENCE N 8 DEGREES 25 MINUTES 4 SECONDS E 86.88 FEET TO THE POINT OF BEGINNING, CONTAINING 8.00 ACRES, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 7537 River Road Pike, Nashville, TN 37209



Tennessee Certification of Electronic Document

I, Sam Rider, 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 10/21/2025 (date of document).

Affiant Signature

Oct 21, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 21 day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF MICHIGAN NOTARY PUBLIC

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne