WARRANTY DEED

Karen Johnson
Batch # 1432659
06/11/2026 09:24:44 AM
Fees: $18.00 Taxes: $999.00
Davidson County
DEEDWARR
3 pgs
20260611-0052975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0664

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lilly Crossley	FirstTrust Home Loans, Inc.	004-00-0-056.00
(NAME)	(NAME)	
8377 Riley Adcock Road	99 Grant 65	
(ADDRESS)	(ADDRESS)	
Joelton TN 37080	Sheridan AR 72150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEATRICE ANNE HAGEMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILLY CROSSLEY, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, TN RLS No. 823, dated 5/27/82, and known as Job No. 82-082 as follows:

BEGINNING at a point in the southeasterly margin of Riley Adcock Road, N 31 deg. 19' 17" E 229.79 feet to a point; thence N 36 deg. 45' E 23.39 feet to a point; thence leaving the southeasterly margin of Riley Adcock Road S 81 deg. 38' 20" E 363.96 feet to a point; thence S 43 deg. 30' W 277.07 feet to a point; thence N 82 deg. 38' 48" W 305.26 feet to the point of beginning, containing 1.76 acres, more or less.

Being the same property conveyed to Ray Lee Hageman and wife, Karen Melinda Hageman by Warranty Deed from Max Vick and wife, Judy Vick of record in Book 6681, Page 153, Register's Office for Davidson County, Tennessee, dated October 07, 1985 and recorded on October 14, 1985.

Being the same property conveyed to Ray Lee Hageman by Quitclaim Deed from Thomas A. Travaglini, Trustee, to whom in the same deed was conveyed from Ray Lee Hageman and wife, Karen Melinda Hageman pursuant to divorce of record in Book 9170, Page 936, Register's Office for Davidson County, Tennessee, dated June 06, 1987 and recorded on December 01, 1993.

The said Ray Lee Hageman aka Raymond Lee Hageman died intestate on or about February 04, 2025, survived by spouse, Beatrice Anne Hageman and sons, Robert Hageman and Ryan Hageman, according to Affidavit of Heirship of record in Instrument No. 20251229-0102812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beatrice Anne Hageman, by Quitclaim Deed from Robert Hageman, dated May 27, 2026 and of record in Instrument No. 20260527-0048059, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Beatrice Anne Hageman, by Quitclaim Deed from Ryan Hageman, dated May 27, 2026 and of record in Instrument No. 20260527-0048060, in the Register's Office of Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 8377 Riley Adcock Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of June, 2026.

Beatrice Anne Hageman

STATE OF WILLIAMSON
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Beatrice Anne Hageman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of June, 2026.

Notary Public
My commission expires: 3-23-27

AMELIA SWANSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY