Karen Johnson Davidson County
Batch# 1476425 DEEDQC
09/22/2026 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260922-0087957

THIS INSTRUMENT PREPARED BY:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Canaan Kagay, Elizabeth Kagay, Trudee Hill
909 Malquin Drive,
Nashville, TN 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
063-08-0 039.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11 day of September, 2026.

Notary Public

My Commission Expires:
3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CANAAN KAGAY AND ELIZABETH KAGAY, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **CANAAN KAGAY AND ELIZABETH KAGAY, HUSBAND AND WIFE, AND TRUDEE HILL, A MARRIED WOMAN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY, STATE OF TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 4010 University Ave., Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of September, 2026.

By: Canaan Kagay

By: Elizabeth Kagay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Canaan Kagay and Elizabeth Kagay,** the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness hand and official seal at office at Davidson County, on this the 11 day of September, 2026.

My Commission Expires: 1-24-2028

Notary Public

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot Nos. 23, 25, 27, Block X, on the Plan of Hadley's Bend City Subdivision of Hulme Tract, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Canann Kagay** and Elizabeth Kagay, husband and wife, by deed dated 04/23/2014, from **The Secretary** of Husing and Urban Development, of Washington, D.C. of record in Instrument No. 20140424-0034465, Register's Office for said County

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/11/26 (date of document).

Affiant Signature

9/11/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

