Karen Johnson
Batch # 1478795
09/30/2026 08:54:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260930-0090153

This Instrument Prepared by:
Rachel C. Welty
Welty Law Office
4525 Charlotte Ave.
Nashville, Tennessee 37209
615.946.9441
615.988.9093 (facsimile)

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND IN CONJUNCTION WITH A MARITAL DISSOLUTION AGREEMENT. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN. THIS INSTRUMENT WAS DRAFTED AS PART OF A MARITAL DISSOLUTION AGREEMENT BETWEEN THE PARTIES.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00

AFFIANT, JOHN HAGEMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MICAH RENFROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me
This the 6 day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 10/04/2027

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Shauna Miller 1520 Crosswind Drive, Nashville, TN 37211	SAME AS NEW OWNER	172 12 0A 175.00

FOR AND IN CONSIDERATION OF THE SUM of one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, I, John Hageman, by these presents does hereby quitclaim and convey unto Shauna Miller to her heirs, successors and assigns, all my right title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 211on the Plan of Section Ten, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page 281 and 282, in the Register's office for Davidson County, Tennessee. The property address being 1520 Crosswind Drive, Nashville, TN 37211.

Being the same property conveyed to Robert G. Hageman and wife, Suzanne Hageman by warranty deed from Randall Dale Laurence, Jr and wife Elizabeth Laurence of record in Instrument No. 20040107-0002534 Register's Office for Davidson County, Tennessee, dated December 29, 2003 and recorded on January 7, 2004. Suzanne Hageman died on October 31, 2006 leaving Robert G. Hageman as surviving tenant by the entirety.

The legal description above has been taken from the most recent deed of Record.

This conveyance is subject to 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 record.

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

This conveyance is made by the grantor herein to convey any and all marital interest he may possess in the property pursuant to a divorce decree of record in the Fourth Circuit Court for Davidson County, TN, Case No. 25D1779.

This instrument was prepared with information from the Grantees, no title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

Witness my hands this 6 day of April, 2026:

JOHN HAGEMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

John Hageman with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee and acknowledged that he executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

NOTARY PUBLIC

My Commission Expires: 10/04/2027

MICAH RENFROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON