THIS INSTRUMENT WAS PREPARED BY:

Peter Frech
THE FLEMING LAW FIRM
405 Two Mile Pike, Suite A
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20160045378 DEEDQC
Recvd: 05/31/16 09:57 4 pgs
Fees:22.00 Taxes:0.00
20160531-0054172

QUITCLAIM DEED

FROM: Mark Elliott Hitt

TO: Charles Edward Hitt

Address New Owner(s) as follows:

Charles Edward Hitt
1421 Union Hill Road
Goodlettsville, TN 37072

Map and Parcel No.:

17 178.00

Send Tax Bills To:

Same

FOR AND IN CONSIDERATION in consideration of $1.00, the receipt of which is hereby acknowledged, the undersigned **CHARLES EDWARD HITT and MARK ELLIOT HITT**, conveys and quitclaims unto **CHARLES EDWARD HITT,** all of their right, title and interest, in and to the following described real property to wit:

PROPERTY in the former Tenth (10) Civil District of Davidson County, Tennessee, located on the south side of Union Hill Road, described in accordance with an unrecorded plat prepared by Viking Surveying, Goodlettsville, Tennessee, dated December 2, 1976, as follows:

BEGINNING at an iron pin at the south edge of Union Hill Road and corner with Nelle Hitt Jernigan, the northwest corner of this tract; thence with the line of said Jernigan south 25 deg. West 947 feet to a stake; thence south 15 deg. east 349.8 feet to a stake in fence line of J.B. Cuffman, a corner with said Jernigan; thence north 33 deg. 45' east 1,085 feet to the south line of Union Hill Road; thence north 45 deg. 15' west 410.5 feet along the southerly line of Union Hill Road to the point of the beginning, and containing 7.47 acres more or less.

BEING the property conveyed to Charles Edward Hitt and Mark Elliott Hitt, by Order Granting Petition to Probate Will as Muniment of Title, Instrument Number 201605230051656, and by Will, Instrument Number 201605230051657, Register's Office of Davidson County, Tennessee.

This is improved property known as: 1421 Union Hill Road, Goodlettsville, TN 37072

And now, **CHARLES EDWARD HITT and MARK ELLIOT HITT,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey his property interest unto **CHARLES EDWARD HITT,** his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

~~To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to **CHARLES EDWARD HITT,** his heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantors, **CHARLES EDWARD HITT and MARK ELLIOT HITT,** have hereunto set their hand on this the 24th day of May, ~~2016~~.

CHARLES EDWARD HITT

MARK ELLIOT HITT

CHARLES EDWARD HITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named CHARLES EDWARD HITT, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 11/6/17

KIM CHASTAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MARK ELLIOT HITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named MARK ELLIOT HITT, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 11/6/17

KIM CHASTAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of TENNESSEE)

County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$1.00-.

CHARLES EDWARD HITT

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2016.

NOTARY PUBLIC

KIM CHASTAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 4/26/17