BILL GARRETT, Davidson County
Trans:T20160045378 DEEDQC
Recvd: 05/31/16 09:58 4 pgs
Fees:22.00 Taxes:0.00
20160531-0054173

THIS INSTRUMENT WAS PREPARED BY:

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

QUITCLAIM DEED

FROM: Charles Edward Hitt

TO: Mark Elliott Hitt

Address New Owner(s) as follows:

Mark Elliott Hitt
1411 Union Hill Road
Goodlettsville, TN 37072

Map and Parcel No.:

17 233.00

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 **MARK ELLIOTT 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 the northeast corner of Tract No. 1 where the east boundary of Tract No. 1 intersects the southerly line of Union Hill Road; thence south 33 deg. 45' west 1,085 feet to a stake in the fence line of J.B. Cuffman, the southeast corner of Tract No. 1 and the corner with Jernigan; thence south 85 deg. 0' east with the fence line of said Cuffman 710 feet to a large beech tree; thence running with the line of Paul Owens property, north 40 deg. East 109 feet to a large beech; thence north 12 deg. East 223 feet to a post; thence north 25 deg. 25' east 72 feet to a post; thence north 60 deg. 35' west 126.7 feet to a point in the easterly line of Tract No. 3 hereafter described; thence with the said easterly line of said Tract 3 south 28 deg. 45' west 332.4 feet to an iron pin, the southeast corner of Tract No. 3; thence north 45 deg. 15' east along the southerly line of Tract No. 3, 410 feet to a point the southwest corner of said Tract No. 3; thence north 33 deg. 45' east to a point in the southerly line of Union Hill Road, the northwest corner of Tract No. 3; thence north 45 deg. 15' west with the southerly line of Union Hill Road, 50 feet to the point of beginning, and containing 5.33 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: 1407 Union Hill Road, Goodlettsville, TN 37072

And now, **CHARLES EDWARD HITT and MARK ELLIOTT 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 **MARK ELLIOTT 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 **MARK ELLIOTT HITT,** his heirs and assigns forever.~~ PF

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

Charles E Hitt

CHARLES EDWARD HITT

Mark Hitt

MARK ELLIOTT 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.

KIM CHASTAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 1/4/17

MARK ELLIOTT 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 ELLIOTT 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.

KIM CHASTAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 1/4/17

State of TENNESSEE)

County of DAVIDSON)

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

MARK ELLIOTT HITT

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

KIM CHRISTAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 11/6/17