Batch# 93098 DEEDQC
05/16/2018 12:50:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180516-0046789

Grantee:
Mark Hitt and wife,
Joan Hitt
1411 Union Hill Road
Goodlettsville, TN 37072

This Instrument Prepared By:
Brandon R. Meredith
PHILLIPS & INGRUM
117 East Main Street
Gallatin, TN 37066

Send Tax Notice to:
Same

Map & Parcel Nos.:
17 178.00

QUITCLAIM DEED

For good and valuable consideration, the sufficiency of which is agreed to and accepted, the undersigned, Daniel Hitt, conveys and quitclaims unto Mark Hitt and wife, Joan Hitt, as tenants by the entirety, all 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 same property conveyed to Charles Edward Hitt by Quitclaim Deed dated May 24, 2016, by Charles Edward Hitt and Mark Elliott Hitt. Instrument Number 20160531-0054172, Register's Office of Davidson County, Tennessee. Charles Edward Hitt having died intestate on December 31, 2017 leaving his son, Daniel Hitt, as his sole heir.
>
> INCLUDED in the foregoing description but EXCLUDED from this conveyance is property described as follows:
>
> BEGINNING at an iron rod in the southerly right of way of Union Hill Road, said point being the northwestern corner of the Cecil Hitt property as described in Deed Book 5100 Page 923 RODC, and being the

northeastern corner of the John and Linda Thomas property as described in Instrument 20071018-0123848 RODC;

Thence; with Thomas' east, South 26 degrees 39 minutes 06 seconds East, 399.11 feet to an iron rod at The True Point of Beginning;

Thence; with a new line, South 59 degrees 28 minutes 40 seconds East, 102.77 feet to an iron rod;

Thence; South 29 degrees 00 minutes 11 seconds West, 90.11 feet to an iron rod;

Thence; South 55 degrees 12 minutes 34 seconds East, 159.14 feet to an iron rod;

Thence; South 32 degrees 55 minutes 21 seconds West, 277.54 feet to an iron rod;

Thence; South 00 degrees 22 minutes 40 seconds East, 388.01 feet to an iron rod in a fence line;

Thence; with the fence, North 83 degrees 18 minutes 46 seconds West, 188.59 feet to an iron rod at a fence corner, Thomas' southeast corner;

Thence; with the line between Thomas and Hitt, North 13 degrees 43 minutes 38 seconds West, 350.02 feet to an iron rod at a fence corner;

Thence; with the fence, North 26 degrees 49 minutes 15 seconds East, 538.82 feet to the point of beginning and containing 179,417 square feet or 4.119 acres.

BEING the same property conveyed by Cecil L. Hitt to John W. Thomas and Linda F. Thomas, husband and wife, by Warranty Deed dated May 23, 2014, of record as Instrument Number 20140527-0045158, Register's Office for Davidson County, Tennessee.

The property above descry bed being a part of property commonly known as 1421 & 1407 Union Hill Road in Goodlettsville, Tennessee.

Property description taken from prior deeds. No warranties are made.

Witness my hand at Lake County, Tennessee this 24 day of April, 2018.

Daniel Hitt

DANIEL HITT

STATE OF TENNESSEE
COUNTY OF Lake

Personally appeared before me, a Notary Public in and for said County and State, **Daniel Hitt**, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lake County, Tennessee, this 24th day of April, 20 18.

Laura Long
Notary Public

My Commission Expires: Aug 24, 2021

LAURA LYNN LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LAKE

STATE OF TENNESSEE
COUNTY OF Lake

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(4), there being no consideration for this transfer.

Daniel Hitt
Affiant

Sworn to and subscribed before me this 24 day of April, 20 18.

Laura Long
Notary Public

My Commission Expires: Aug 24, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the 16 **Day of** May, 2018.
J. Goodman, **Deputy Register**