Karen Johnson Davidson County
Batch# 184950 **DEEDWARR**
01/17/2019 11:01:10 AM 2 pgs
Fees: $13.00 Taxes: $399.60

20190117-0004991

WARRANTY DEED

SCHNEIDER-H18386

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER IS $100,000.00~~.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF January, 2019.

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY

(Affix Seal)

Notary Public

My Commission Expires: 07/21/2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brandon Schneider and Rhonda Hannah	Rhonda Hannah	017.00-0-089.00
5971 Lickton Pike	154 Stillwater Trail	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LARRY E. HITT and JOHN PAUL HITT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRANDON SCHNEIDER AND RHONDA HANNAH, with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 10th Civil District:

Beginning at a point in the south right-of-way line of Lickton Pike, said point being 25 feet from the center of said Lickton Pike, and also being the northeast corner of the James R. Guy property, the same being a part of the property conveyed to James R. Guy from Charlie Ayers, a deed of record in Book 2275, Page 203 in the Register's Office of Davidson County, Tennessee; thence along the said James R. Guy's east line south 23 degree's 30' East 326 feet to an iron pin in J.W. Key's northerly line; thence along J.W. Key's northerly line North 65 degrees 24' East 75 feet to an iron pin; thence North 24 degrees 12' West 348.6 feet to an iron pin in the south right-of-way line of Lickton Pike; thence South 47 degrees 25' West 75 to the beginning.

Being the same property conveyed to W.G. Hitt, Jr. and wife Ada Hitt by deed from Oliver H. Dale and wife, Claudine M. Dale of record in Book 3465, Page 130, recorded on 12/05/1962, Register's Office for Davidson County, Tennessee.

Ada Hitt having died on 2/22/2017, leaving W.G. Hitt, Jr. as surviving tenant. W.G. Hitt, Jr. a/k/a Willie G. Hitt, Jr. having died on 11/07/2018. W.G. Hitt, Jr. had two natural born or adopted children, namely Larry E. Hitt and John Paul Hitt, his sole heirs at law.

Affidavit of Heirship of record in Book * , page _____, recorded 01/17/2019, Register's Office for Davidson County, Tennessee. * 20190117-0004990

( ) unimproved
This is (X) improved property known as 5971 Lickton Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of January, 2019 :

Larry E. Hitt

John Paul Hitt

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named LARRY E. HITT and JOHN PAUL HITT, the bargainor(s), 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 my hand and official seal at Sumner County, Tennessee, this 11th day of January, 2019.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN