ADDRESS NEW OWNERS AND
SEND TAX BILLS:
MARK HITT and wife, JOAN HITT
1405 Union Hill Road
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 237573 **DEEDQC**
06/03/2019 09:59:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190603-0052346

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
17 - 178.00

QUITCLAIM DEED

This instrument is made and entered into this the 31st day of May, 2019, by and between **MARK HITT and wife, JOAN HITT** GRANTORS and **MARK HITT and wife, JOAN HITT,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

TRACT 1: (1421 Union Hill Road, Goodlettsville, Tennessee)

Beginning at an iron rod in the western right of way of Union Hill Road, being the northeastern corner of the herein described property and being the southeastern corner of the John Thomas property as described in Instrument 20171018-0123848, RODC. Thence, with said right of way, South 43 degrees 31 minutes 56 seconds East, 323.71 feet to an iron rod, the southeast corner of Tract #1 and the northeast corner of Tract # 2; Thence, leaving said right of way, with a new line between Tract #1 and Tract # 2, South 32 degrees 19 minutes 38 seconds West, 219.68 feet to an iron rod, Thence, North 57 degrees 48 minutes 24 seconds West, 177.22 feet to an iron rod; Thence, South 29 degrees 00 minutes 11 seconds West, 94.90 feet to an iron rod, Thence. North 59 degrees 28 minutes 40 seconds West, 102.77 feet to an iron rod in Thomas' south line; Thence, with Thomas, North 26 degrees 39 minutes 06 seconds West, 399.1102 feet to the point of beginning and containing 87,128 square feet or 2.000 acres more or less according to a survey by Steven D. Delle, Delle Land Surveying Co. Inc., RLS #1710 TN, dated November 02, 2018.

TRACT 2: (0 Union Hill Road, Goodlettsville, Tennessee)

Beginning at an iron rod in the western right of way of Union Hill Road, being the northeastern corner of the herein described property and being the southeastern corner of Tract #1, said point being South 43 degrees 31 minutes 56 seconds East, 323.71 feet from the northeast corner of Tract #1 and the southeastern corner of the John Thomas property as described in Instrument 20171018-0123848, RODC; Thence, with said right of way, South 43 degrees 31 minutes 56 seconds East, 102.69 feet to an iron rod at the northeastern corner of the Mark Hitt property as described in Instrument 20060531-0054173, RODC; Thence, leaving said right of way, with Hitt, South 36 degrees 04 minutes 42 seconds West, 759.55 feet to an iron rod in John Hills south line as described in Instrument 20140527-0045158, RODC; Thence, with Hitt, North 00 degrees 22 minutes 40 seconds West. 11.542 feet to an iron rod;Thence, North 32 degrees 55 minutes 21 seconds East,

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

NO TITLE SEARCH CONDUCTED. ALL INFORMATION PROVIDED BY THE PARTIES

277.54 feet to an iron rod;Thence, North 55 degrees 12 minutes 34 seconds West, 159.14 feet to an iron rod; Thence, North 29 degrees 00 minutes 11 seconds East, 90.11 feet to an iron rod at the southwest corner to Tract #1; Thence, with Tract #1, North 29 degrees 00 minutes 11 seconds East, 94.90 feet to an iron rod; Thence, South 57 degrees 48 minutes 24 seconds East, 177.22 feet to an iron rod; Thence, North 32 degrees 19 minutes 38 seconds East, 219.68 feet to the point of beginning and containing 90,892 square feet or 2.087 acres more or less according to a survey by Steven D. Delle, Delle Land Surveying Co. Inc., RLS #1710 TN, dated November 02, 2018.

Being the same property conveyed to Mark Hitt and wife, Joan Hitt, as tenants by the entirety, by Quitclaim Deed from Daniel Hitt, recorded May 16, 2018, in Instrument No. 20180516-0046789, Register's Office for Davidson County, Tennessee.

The purpose of this Conveyance is to change the boundary line.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1421 Union Hill Road, Nashville, Tennessee 37072.

Executed on the date first above written.

MARK HITT

JOAN HITT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, MARK HITT and JOAN HITT, the within named bargainors 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 seal at office this 31st day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

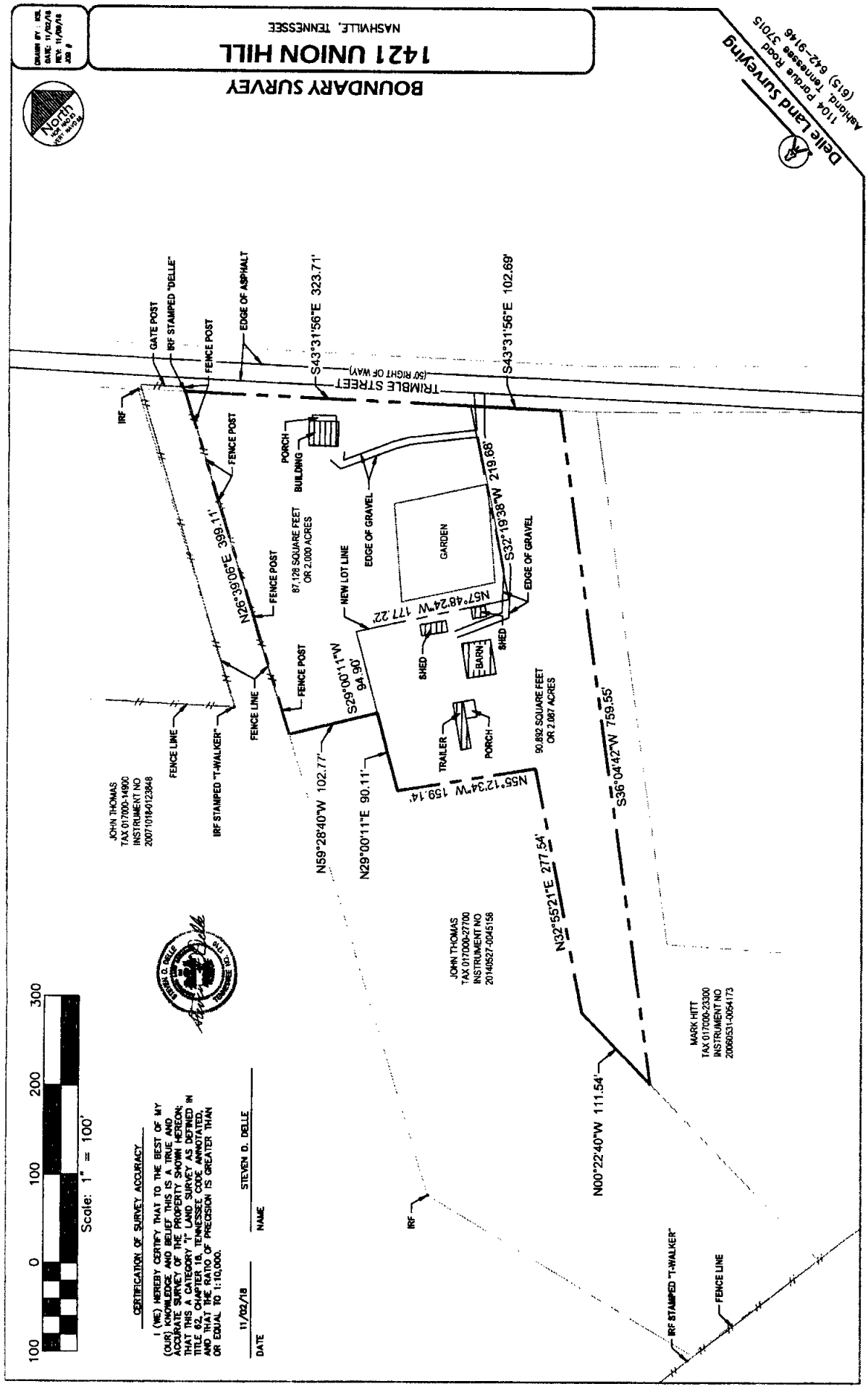
Subscribed and sworn to before me, this the 31st day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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Delle Land Surveying
1104 Pardue Road
Ashland, Tennessee 37015
(615) 642-9146
BOUNDARY SURVEY
1421 UNION HILL
NASHVILLE, TENNESSEE
DRAWN BY: KSL
DATE: 11/02/18
REV: 11/09/18
JOB #
North
TRIMBLE STREET
(50' RIGHT OF WAY)
S43°31'56"E 323.71'
S43°31'56"E 102.69'
GATE POST
IRF STAMPED "DELLE"
FENCE POST
EDGE OF ASPHALT
IRF
FENCE POST
PORCH
BUILDING
EDGE OF GRAVEL
GARDEN
S32°19'38"W 219.68'
N26°39'06"E 399.11'
FENCE POST
87,128 SQUARE FEET
OR 2.000 ACRES
NEW LOT LINE
EDGE OF GRAVEL
N57°48'24"W 177.22'
SHED
BARN
SHED
FENCE POST
S29°00'11"W
94.90'
FENCE LINE
FENCE LINE
IRF STAMPED "T-WALKER"
JOHN THOMAS
TAX 017000-14900
INSTRUMENT NO
20071018-0123848
N59°28'40"W 102.77'
N29°00'11"E 90.11'
TRAILER
PORCH
90,892 SQUARE FEET
OR 2.087 ACRES
N55°12'34"W 159.14'
S36°04'42"W 759.55'
N32°55'21"E 277.54'
JOHN THOMAS
TAX 017000-27700
INSTRUMENT NO
20140527-0045156
MARK HITT
TAX 017000-23300
INSTRUMENT NO
20060531-0054173
N00°22'40"W 111.54'
IRF
IRF STAMPED "T-WALKER"
FENCE LINE
Scale: 1" = 100'
100 0 100 200 300
CERTIFICATION OF SURVEY ACCURACY
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.
11/02/18
DATE
STEVEN D. DELLE
NAME