RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 313951 DEEDWARR
11/12/2019 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $554.63
20191112-0116010

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $149,900.00.

Judy M Barnes
Affiant

Sworn to and subscribed before me this 8th day of November, 2019.

Val M Webb
Notary Public

My Commission Expires: 5/25/22

(SEAL)

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Judy M. Barnes 1421 Union Hill Road Goodlettsville, TN 37072	New Owner(s)	017-00-0-178.00

This Indenture is made on the 8th day of November, 2019, by and between **MARK HITT and wife, JOAN HITT** ("Grantor"), and **JUDY M. BARNES, a married woman** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

The following descried real estate, to wit:

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 No. 1 and the Northeast corner of Tract No. 2; Thence, leaving said right of way, with a new line between Tract No. 1 and Tract No. 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 No.1710 TN, dated November 02, 2018.

Being a portion of the same property conveyed to Mark Hitt and wife, Joan Hitt, as tenants by the entirety, by Quitclaim Deed from Daniel Hitt of record in Instrument No. 20180516-0046789 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on May 16, 2018 and Affidavit of Heirship in Instrument No. 20160531-0054170, Will of Cecil L. Hitt in Instrument No. 20160523-0051657.

Being a portion of the same property conveyed to Mark Hitt and wife, Joan Hitt, by Quitclaim Deed from Mark Hitt and wife, Joan Hitt, of record in Instrument No. 20190603-0052346, in the Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019.

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

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 8th day of November, 2019.

GRANTOR:

Mark Hitt

Joan Hitt

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MARK HITT and JOAN HITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2019.

Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

TRUE COPY CERTIFICATION

I, RYAN GARDNER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY