Karen Johnson Davidson County
Batch# 433495 DEEDQC
07/09/2020 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200709-0074392

THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sanders LLC
2721 Westwood Drive
Nashville, Tennessee 37204-2711

MORTGAGEE:
Wilson Bank & Trust
Mt Juliet Office
1476 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Robert S. Hite a/k/a Robert Hite,** hereinafter called the Grantor, has bargained and sold, and does hereby quitclaim and convey unto **Sanders LLC,** hereinafter called the Grantee, its successors and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit "A" for legal descriptions, addresses, and tax identification.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 3rd day of July, 2020.

ROBERT S. HITE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Hite a/k/a Robert Hite, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 3 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: March 4, 2024

KRISTINA KEMP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn before me
this 3 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: March 4, 2024

KRISTINA KEMP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

Tract 1: Land in Davidson County, Tennessee, being Lot No. 93 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof, made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows;

Beginning at a point in the southwesterly margin of Due West Avenue at the common corner of Lots No. 93 and 94, said beginning point also being the northwest corner of the property conveyed to W. H. Spencer and wife, by deed from M. M. Cundiff and wife, of record in Book 1972, page 164, Register's Office for said County, thence with the line between said lots, southwesterly 500 feet; thence northwesterly 46.24 feet to the corner of Lots No. 92 and 93; thence with the line between said lots northeasterly 500 feet to southwesterly margin of Due west Avenue; thence with the margin of the same southeasterly 100 feet to the point of beginning.

Being the same property conveyed to Robert S. Hite by deed from Alice Marie Dorsey and Timothy Wayne Ferguson, 20060605-0066384, Register's Office for Davidson County, Tennessee.

This is improved property known as 749 Due West Avenue North, Madison, Tennessee 37115.
Map/Parcel: 051 01 0 067.00

Tract 2: Land in Davidson County, Tennessee, being Lot No. 101 on t he Plan of Madison Park, Section 3, of record in Book 3500, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert S. Hite by deed from Leonard Davidson and wife, Olga W. Davidson, as of record in Instrument No. 20020618-0073528, Register's Office for Davidson County, Tennessee.

This is improved property known as 506 Roosevelt Drive, Madison, Tennessee 37115.
Map/Parcel: 043 06 0 206.00

Tract 3: Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 29 of Block "E" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the northerly margin of Ardee Avenue and runs back 175 feet on the westerly line and 175 feet on the easterly line to a dead line in the rear measuring 5o feet thereon.

Being the same property conveyed to Robert S. Hite by deed from Rhonda L. Smart, as of record

in Instrument No. 20070807-0094543, Register's Office for Davidson County, Tennessee.

This is improved property known as 1423 Ardee Avenue, Nashville, Tennessee 37216.
Map/Parcel: 072 04 0 245,00

Tract 4: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 2, Fairlane Park Annex, of record in Plat Book 6900, page 281, Register's Office for Davidson County, Tennessee,
Being the same property conveyed to Robert S. Hite by deed from The Clyde M. Cole and Dorothy M. Cole Revocable Living Trust, as of record in Instrument No. 20070731-0090521, Register's Office for Davidson County, Tennessee.

This is improved property known as 4941 Packard Drive, Nashville, Tennessee 37211.
Map/Parcel: 148 13 0 222.00

Tract 5: Land in Davidson County, Tennessee, being Part of Lot No. 7 on the Plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery court at Nashville, being Lot No. 16 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, may 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 300 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue, 157.5 feet ; thence eastwardly 65 feet to a point in the northwest corner of Lot No. 15on said unrecorded plan; thence southwardly with the line between Lots No. 15 and 16, 158.5 feet to the northerly margin of Antioch Pike, the southwest corner of said Lot No. 15; thence with the northerly margin of said Pike, westwardly 64 feet to the point of beginning.

Being the same property conveyed to Robert S. Hite by deed from Ray McCool and wife, Gloria McCool, as of record in Instrument No. 20061017-0128963, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Antioch Pike, Nashville, Tennessee 37211.
Map/Parcel: 133 02 0 111.00

Tract 6: Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

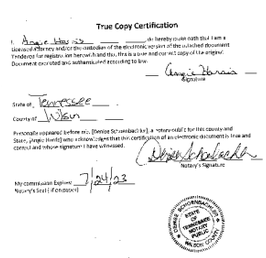
Being the same property conveyed to Robert S. Hite by deed from W. Steven Blackman and wife, Barbara B. Blackman, as of record in Instrument No. 20020807-0094974, Register's Office for Davidson County, Tennessee.

This is improved property known as 546 Owendale Drive, Antioch, Tennessee 37013.
Map/Parcel: 150 01 0 318.00

Tract 7: Land in Davidson County, Tennessee, being Lot No. 49 and the southerly half of Lot No. 50 on the map of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said Count, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Hite by deed from Lee E. Cranford, Trustee, as of record in Book 6661, page 183, Register's Office for Davidson County, Tennessee.

This is improved property known as 3917 Baxter Avenue, Nashville, Tennessee 37220.
Map/Parcel: 061 15 0 028.00


True Copy Certification

I, [illegible], do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document that is a true and exact copy of the original Document executed and authenticated according to law.

[illegible]
Signature

State of Tennessee
County of Wilson

Personally appeared before me, [illegible], a notary public for this county and State, [illegible] who acknowledged that the certification of an electronic document is true and correct and whose signature I have witnessed.

[illegible]
Notary's Signature

My commission Expires 7/24/23
Notary's Seal (if required)

True Copy Certification

I, Angie Harris, 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.

Angie Harris
Signature

State of Tennessee

County of Wilson

Personally appeared before me, [Denise Schoenbachler], a notary public for this county and State, [Angie Harris] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission Expires: 7/24/23
Notary's Seal (if on paper)

