Karen Johnson Davidson County
Batch# 834432 DEEDWARR
04/05/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220405-0039004

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joel Christopher & Audrey Christopher
211 Swift Drive
Goodlettsville, TN 37072

SEND TAX BILL TO:
Community Mortgage LLC
19045 E Valley View Parkway Ste F
Independence, MO 64055

MAP/PARCEL 018-08-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marvin Hitt, heir at law to the Estate of Eleanor Rosson Hitt, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Joel R. Christopher and Audrey L. Christopher, husband and wife, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Mansker Heights of record in Plat Book 2900, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marion Ray Hitt and wife, Eleanor Rosson Hitt by Warranty deed from Swift Garrison Dorris Developers Incorporated, a Tennessee Corporation of record in Book 2964, page 613, Register's Office for Davidson County, Tennessee, dated October 03, 1959.

This is improved property known as: **211 Swift Drive, Goodlettsville, Tennessee 37072.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 28th day of March, 2022.

WITNESS MY HAND on this the 28th day of March, 2022.

Estate of Eleanor Rosson Hitt

Marvin Hitt

Marvin Hitt, Heir at Law

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marvin Hitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Heir at Law of the Estate of Eleanor Rosson Hitt, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Mt Juliet, TN on this the 28th day of March, 2022.

Beverly J. Heatherly
Notary Public

Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is ~~greater~~, for this transfer is $380,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220112

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 28, 2022.

Affiant Signature

Date: 3-28-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 29 day of March, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024