Karen Johnson Davidson County
Batch# 845883 DEEDQC
04/26/2022 12:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220426-0048033

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
James Randolph Hitt, Jr. and Anne Abbott Hitt, Co-Trustees of The Hitt Family Revocable Living Trust	Same	026 05 0 033.00 026 05 0 034.00 026 05 0 035.00 026 05 0 036.00
6744 Currywood Dr.		
Nashville, TN 37205		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **JAMES R. HITT, JR.**, do hereby convey to **JAMES RANDOLPH HITT, JR., and ANNE ABBOTT HITT, Co-Trustees of THE HITT FAMILY REVOCABLE LIVING TRUST dated March 10, 2022**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning on the easterly margin of Two Mile Pike at a point 350 feet south of the southwest corner of the property conveyed to Willie E. Boyd by deed from E. H. Drake, et al, of record in Book 1716, page 593, Register's Office for said County, being the southeast corner of said Pike and a 50-foot unnamed street; thence with the southerly margin of said unnamed street north 67° east 234 feet; thence south 7° east 208 feet; thence southwestwardly 213 feet, more or less, to the easterly margin of Two Mile Pike; thence with said Pike north 23-1/2° west 200 feet to the beginning.

This conveyance is made subject to easement for a right-of-way recorded in Book 722, page 40, and easement and right-of-way recorded in Book 1260, page 22, said Register's Office.

This conveyance is further subject to the Agreement set out in the deed of Elaine Roscoe, H. R. Drake and E. H. Drake, to grantors, reading as follows:

"Grantors are owners of property adjoining the property hereby conveyed on the South and it is expressly understood and agreed that so long as they own any part of said property they are to have the right to use and enjoy a strip 20 feet side across the easterly end of the property described herein and conveyed hereby as an easement or right-of-way for a cattle path or crossing and which right or easement shall cease and terminate when grantors shall sell or transfer all of the property they now own to the south of that conveyed hereby."

II. A tract of land lying in the 10th Civil District of Davidson County, at Goodlettsville, Tennessee, and being the southerly 25 feet of Lot No. 13 and all of Lot No. 14 on an unrecorded plat of the H. R. Drake, et als, Subdivision, described, according to a survey made by H. R. Scott, Surveyor on March 23, 1948, as follows:

Beginning at an iron pin on the east side of the right-of-way of the Two Mile Pike in Goodlettsville, the same being the southwest corner of Billy Hitt's tract, and being 200 feet east of an iron pin on the south side of the right-of-way of the street leading to the railroad underpass; thence with Hitt's line north 69° east 213 feet, more or less, to a stake in the right-of-way of the Louisville & Nashville Railroad Company, the same being Hitt's southeast corner; thence with the said railroad right-of-way south 7° east 100 feet to a stake in said right-of-way, the same being the northeast corner of a tract of land this day conveyed to Lee Douglas, et ux., and the southeast corner of Lot No. 14; thence with the southern line of Lot No. 14, south 69° west, 201 feet, more or less, to a stake on the right-of-way of Two Mile Pike, the same being the southwest corner of Lot No. 14; thence, with the said right-of-way, northwest 100 feet to the point of the beginning.

III. Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Being the northerly 16 feet of Lot No. 15 of the H. R. Drake, et al Subdivision made by J.R. Scott, Surveyor, on March 23, 1948, and described according to an unrecorded plat as follows:

Beginning at a stake on the East side of the right-of-way of Two Mile Pike. the same being the northwest corner of Lot No. 15 and the southwest corner of a tract of land conveyed to Huffine Electric Company, a corporation, running thence with the north line of Lot No. 15, north 69° east 201 feet more or less to a stake in the right-of-way of the L & N Railroad, the same being the northeast corner of Lot No. 15 and the southeast corner of said conveyance to Huffine Electric Company; thence with the said right-of-way

south 7° east 16 feet to a point in said right-of-way, the same being the northeast corner of as tract of land being conveyed this date to Lee Douglas; thence with the Douglas line, south 69° west 198 feet more or less, to a point of the right-of-way of Two Mile Pike, the same being the Douglas northwest corner; thence with said right-of-way to the point of beginning, 16 feet more or less.

IV. Being Lot No. 10 on the Map showing H. R. Drake et al's Subdivision at Goodlettsville, Tennessee, on Two Mile Pike, surveyed March 23, 1948, by J. R. Scott, Surveyor, and described as follows:

BEGINNING at the northeast intersection of a 50-foot street shown on said plan, being previously designed as a street, and a right-of-way for the dower tract of Mrs. Annie C. Roscoe, and being a 30-foot street, under the terms of a decree of record in Minute Book 21, page 138, of the Chancery Court, said street, now widened to a 50-foot street which leads from said Two Mile Pike to the L. & N. Railroad Underpass; thence with the margin of said street. north 67° east 238 to the right-of-way of the L. & N. Railroad; thence with the said right-of-way north 7° west, 78 feet to the corner of Lots 9 and 10; thence with the line between said lots westerly 247 feet to the easterly margin of Two Mile Pike; thence with the margin of said Pike, south 23-1/2° east 75 feet to the beginning.

Being the same property conveyed to James R. Hitt, Jr., by quitclaim deed from James R. Hitt, Sr., Trustee of the James R. Hitt, Sr. 2007 Family Trust dated January 23, 2011, of record in Instrument No. 20110207-0010865, Register's Office for Davidson County, Tennessee.

James R. Hitt, Jr., is the same person as James Randolph Hitt, Jr.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of March, 2022.

James R Hitt

JAMES R. HITT, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. HITT, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 10th day of March, 2022.

Elizabeth Ryder Sykes
Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

James R Hitt
Affiant

Sworn to and subscribed before me this
10th day of March, 2022.

Elizabeth Ryder Sykes
Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 10, 2022.

April 19, 2022
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of April, 2022.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

My commission expires:
07/09/2022