Karen Johnson Davidson County
Batch# 1067014 DEEDWARR
11/01/2023 10 15 15 AM 3 pgs
Fees $18 00 Taxes $4,580 60
20231101-0085374

WARRANTY DEED

J MIRANDA BELOTE · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,238,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No . 2023.0163

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Bernadette Osborne Tucker Revocable Living Trust, dated October 16, 2023	Bernadette Osborne Tucker Revocable Living Trust, dated October 16, 2023	250 00 0 013 00
(NAME)	(NAME)	
1233 Hitt Lane	1233 Hitt Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Fifty Thousand And No/100 Dollars ($1,250,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ELLEN U. DAVIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERNADETTE OSBORNE TUCKER, TRUSTEE OF THE BERNADETTE OSBORNE TUCKER REVOCABLE LIVING TRUST, DATED OCTOBER 16, 2023**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 1233 Hitt Lane, Goodlettsville, TN 37072
(House No) (Street) (P.O Address) (City or Town) (Postal Zip)

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 successors and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of October, 2023

Ellen U. Davis

Ellen U Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of October, 2023, before me personally appeared Ellen U Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal this 27th day of October, 2023.

J M Belote

Notary Public
My Commission Expires: 3/25/25

J. MIRANDA BELOTE · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY

EXHIBIT "A"

Being a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and being more accurately described according to a survey dated 7/1/91 by Tommy E. Walker, TN Lic. No. 1465 as follows.

BEGINNING at a set iron pin in the Westerly margin of Hitt Lane, said pin being the most Southeasterly corner of the herein-described tract and being the most Northwesterly corner of E.J. Miller (DB 2591, Pg. 31, RODC, TN), thence now leaving said margin with said Miller's North line North 81 deg. 51 min. 31 sec West 560 83 feet to an existing iron pin, said pin being a common corner with D R Hasty, thence with said Hasty North 81 deg. 55 min. 00 sec. West 967.58 feet to a 10-foot hackberry tree in the East line of Mitchell (DB 4537, Pg. 348, RODC, TN), thence with said line North 08 deg 32 min. 43 sec East 375.00 feet to a set iron pin, corner to Virgil Thomas (DB 5730, Pg 314, RODC, TN), thence now leaving said Mitchell's East line with said Thomas South 81 deg. 22 min. 04 sec East 1427.15 feet to an existing iron pin in the Westerly margin of Hitt Lane; thence with said Westerly margin South 07 deg. 06 min 48 sec. East 375 feet to the point of beginning, containing 12.485 acres, more or less.

Being the same property conveyed to Ellen U. Davis by QuitClaim deed from Richard S. Davis Jr and wife, Ellen U Davis, dated July 9th, 2019, and recorded July 16, 2019, as Instrument Number 20190716-0069562, Register's Office for Davidson County, Tennessee

Commonly known as 1233 Hitt Lane, Goodlettsville, TN 37072