Karen Johnson
Batch # 1095747
01/30/2024 10:04:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240130-0006405

This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Fox Homes, LLC 1500 Greenwood Ave Nashville, TN 37206	New Owner	025-00-0-082.00 & 025-00-0-083.00 & 025-00-0-084.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Skyler Fox, a single man** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Fox Homes, LLC, a Tennessee Limited Liability Company and Sweat Equity, LLC, a Tennessee Limited Liability Company,** its successors and assigns to the following tract of land in Sumner County, Tennessee described as follows:

Land lying and being three tracts or parcels of land in Davidson County, located in Goodlettsville, Tennessee, and on Hitt Lane as described according to survey of the Fred Walker Lands by survey of Wayne S. Cooper, Sr., Surveyor, Certificate #17 dated 4-9-69 and described as follows:

TRACT I: Beginning at a point in the centerline of Hitt Lane, said beginning point being South 52° 23' West 608.97 feet and continuing South 41° 48' West 221.40 feet as measured along the centerline of Hitt Lane from the intersection of said Hitt Lane with the westerly line of property conveyed to R.B. Fox of record in Book 2594, Page 459, said Register's Office, said intersecting point being North 4° 27' East 1,868.13 feet from the southwest corner of the said R.B. Fox property; also said beginning point being the northeast corner of the property herein conveyed; thence leaving the said Hitt Lane and running in a southeasterly direction, South 21° 00' East 800.0 feet to an iron pin; thence turning and running in a southwesterly direction, South 71° 30' West 380.0 feet to an iron pin; thence turning and running in a northwesterly direction, North 17° 40' West 726.26 feet along a fence to an iron pin in the centerline of said Hitt Lane, thence running along the centerline of said Hitt Lane and running in a northeasterly direction, North 61° 24' East 255.3 feet to an iron pin in said centerline of Hitt Lane; and continuing with the centerline of said Hitt Lane in a northeasterly direction, North 52° 23' East 85.79 feet to the point of beginning, containing 6.21 acres, more or less.

TRACT II: Beginning at a point in the centerline of Hitt lane, said beginning point being South 61° 24' West 255.3 feet and continuing South 52° 23' West 694.76 feet and South 41° 48" West 221.40 feet as measured along the centerline of Hitt Lane from the intersection of said Hitt Lane with the westerly line of property conveyed to R.B. Fox of record in Book 2594, Page 459, said Register's Office, said intersecting point being North 4° 27' East 1,868.13 feet from the southwest corner of the said R.B. Fox property; also said beginning point being the northeast corner of the property herein conveyed; thence leaving the said Hitt Lane and running in a southeasterly direction, South 17° 40' East 726.26 feet along a fence to an iron pin; thence turning and running in a southwesterly direction, South 71° 30' West 140.0 feet to an iron pin; thence turning and running in a northwesterly direction, North 17° 51' West 701.93 feet to an iron pin in the center-line of Hitt Lane; thence running along the centerline of said Hitt Lane in a northeasterly direction, North 40° 45' East 18.7 feet to an iron pin in the centerline of said Hitt Lane; thence continuing with the centerline of said Hitt Lane in a northeasterly direction, North 50° 17' East 100.0 feet to an iron pin in the centerline of said Hitt Lane; thence continuing with the centerline of said Hitt Lane in a northeasterly direction North 61° 24' East 391.3 feet to the point of beginning, containing 5.21 acres more or less.

TRACT NO. III: Beginning at a point in the center line of Hitt Lane, said beginning point being North 36° 46' West 42.97 feet; North 34° 00' West 100.0 feet; North 27° 24' West 100.0 feet; North 17° 07' West 100.0 feet; North 6° 23' West 100.0 feet; and North 1° 36' East 19.17 feet as measured along the center line of Hitt Lane from a spike guard in the center line of said Hitt Lane, said spike guard being the northwest corner of property conveyed to Clyde Malone of record in Book 3836, Page 496, said Register's Office; and said beginning point being the southwesterly corner of the property herein conveyed; thence leaving said Hitt Lane and running in a southeasterly direction South 70° 50' East 836.14 feet to an iron pin; thence turning and running in a northwesterly direction, North 28° 00' West 121.49 feet to an iron pin; and North 24 30' West 128.5 feet to an iron pin; thence turning and running in a northwesterly direction North 17° 51' West 701.93 feet to the center line of Hitt Lane; thence running along the center line of Hitt Lane and running in a southwesterly direction, South 40° 45' West 81.3 feet; South 29° 00' West 100.0 feet; South 21° 03' West 100.0 feet; South 12° 54' West 100.0 feet; South 1° 36' West 80.83 feet to the point of beginning, containing 5.25 acres, more or less.

Being the same property conveyed to Sweat Equity LLC, a Tennessee limited liability company and Skyler Fox, a single man, by Warranty Deed from Rebuilt Realty, LLC a Kentucky limited liability company, of record as Instrument Number 20220623-0071742, Register's Office for Davidson County, Tennessee, dated June 13, 2022 and recorded on June 23, 2022. and Scrivener's Affidavit in Instrument No. 20230629-0049778, said Register's Office.

Being also known as 980 Hitt Lane, Goodlettsville, TN 37072.

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

Witness my hand this 12th day of January, 2024

SKYLER FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Skyler Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2024.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission expires: 4/27/2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2024.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public