Karen Johnson Davidson County
Batch# 1169075 DEEDQC
08/14/2024 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061968

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
James Randolph Hitt and Ina Ingram Hitt, Co-Trustees P.O. Box 181 Goodlettsville, TN 37070	Same	116 03 0A 020.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, INA HITT, by these presents do hereby quitclaim and convey unto JAMES RANDOLPH HITT and INA INGRAM HITT, CO-TRUSTEES OF THE HITT FAMILY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being a portion of Royal Oaks Tower, a Horizontal Property Regime established by Master Deed and Bylaws of record in Book 4710, page 901, Register's Office for Davidson County, Tennessee and being Unit 1E of Royal Oaks Tower as shown on the plan of record in Book 4460, page 189, said Register's Office, together with the undivided 0.81564 percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed and Bylaws, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed by deed of record as Instrument #20060413-0042477, Register's Office for Davidson County, Tennessee.

This is property known as Unit 1E, 4505 Harding Pike, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 6 day of August, 2024.

INA HITT

STATE OF TENNESSEE
COUNTY OF Sumner

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Aug. 19, 2026

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ina Hitt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of August, 2024.

Notary Public

My Commission Expires:
08/19/2026

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 6 day of August, 2024.

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Aug. 19, 2026

Notary Public

My Commission Expires:
08/19/2026

45337146.1

Tennessee Certification of Electronic Document

I, Emerald Burns, do hereby make oath that I am a licensed attorney and/or 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 August 6, 2024 (date of document).

Emerald Burns
Affiant Signature

August 13, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

