Karen Johnson Davidson County
Batch# 1183546 DEEDWARR
09/19/2024 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20240919-0072622

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2024.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
The Jessica DaLee Duck Trust dated December 23, 2015 1217 Hitt Lane Goodlettsville TN 37072	New Owner	025-00-0-012.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Daniel M. Davis and wife, Marilyn Davis**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jessica DaLee Duck, Trustee of The Jessica DaLee Duck Trust dated December 23, 2015**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT I:
LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of the Lands of Enoch Cunningham, deceased, as of record in Plan Book 1, page 128, Chancery Court at Nashville and Lot No. 9 and parts of Lots Nos. 7 and 10 on the Plan of the lands of John H. Cartwright, deceased as of record in Minute Book "J" page 529, County Court for said County, being the northerly 400 feet of the southerly 775 feet of Tract No. 4 on a survey of part of the W. T. Hampton tract made by Z. J. Wilkinson, Surveyor, November 24, 1954, described according to said survey as follows:

BEGINNING in the center of Hitt Lane 375 feet north of Tract No. 3 on said survey; thence north 85 deg 30' west 1350 feet, more or less, to the west line of Tract No. 4 on said survey; thence north 2 deg 10' east 418.4 feet; thence south 85 deg 50' east 1330 feet, more or less, to the center line of Hitt Lane; thence with the same, south 12 deg east 400 feet to the beginning, containing 12-1/2 acres, more or less.

TRACT II:
BEGINNING at an iron pin the original S.W. corner of the Brown property and the origi¬nal N.W. corner of the Thomas property; thence with Brown's original west line N 6 degrees 00 minutes E. 1.00 ft. to an iron pin; thence leaving the original line and with a new surveyed line S. 82 degrees 30 minutes E. 1205.00 ft. to an iron pin; thence S. 25 degrees 30 minutes E. 1.00 ft. to an iron pin; thence N. 82 degrees 30 minutes W. 1205.00 ft. to an iron pin the point of beginning containing 0.02 +/- acres.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Irene B. Brown and T. Larry Edmondson, Trustee, for the Bankruptcy estate of Charles Roth Brown, by Deed from Virgle A. Thomas and wife, Mary E. Thomas, dated 2/6/1981 and recorded 4/8/1981 in Book 5730, Page 310, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin on the West margin of Hitt Lane same being the original S.E. corner of the Brown property and the original N.E. corner of the Thomas property; thence with a new surveyed line S. 88 degrees 13 minutes W. 94.76 feet to an iron pin; thence N. 25 degrees 00 minutes

W. 24.00 ft. to an iron pin; thence with the original property line between Brown and Thomas; thence S. 79 degrees 50 minutes E. 106.53 ft. to an iron pin the point of beginning containing 0.02 +/- acres.

BEING the same property conveyed to Daniel M. Davis and wife, Marilyn D. Davis, by Warranty Deed from Virgle A. Thomas and wife, Mary E. Thomas, dated 4/14/1997 and recorded 4/17/1997 in Book 10419, Page 412, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

This is (_ X _) improved (____) unimproved property, known as: 1217 Hitt Lane, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 17th day of September, 2024.

Daniel M. Davis

Marilyn Davis

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Daniel M. Davis and Marilyn Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of September, 2024.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Brenda Huntsman**, 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 9/17/24.

Date

Brenda Huntsman

Affiant Signature

9/18/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of September, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY