Karen Johnson Davidson County
Batch# 1267685 DEEDWARR
05/02/2025 12:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20250502-0034163

This instrument prepared by:
RealSource, LLC
Doris Phillips
500 Corporate Parkway
Suite 400
Hoover, AL 35242
(205) 682-7655

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR
FOR THIS TRANSFER IS $ 305,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2025.

Notary Public
My Commission Expires:
6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map and Parcel
Salvador Zaragoza 115 Payne Street Goodlettsville, TN 37072	Salvador Zaragoza Same	25-08-0-046.00

WARRANTY DEED

THIS DEED, made and entered by and between **Marvin Hitt, a married man, Linda Cutrell, an unmarried woman, and Patricia H. Campbell, an unmarried woman** hereinafter known as Grantors, and **Salvador Zaragoza** hereinafter known as Grantee.

WITNESSETH

That for and in consideration of the sum of Ten dollars and no/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, bargain, sell, transfer and convey unto the Grantee, their successors, heirs and assigns, with covenants of general warranty of title, the following described property, located in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Tenth Civil District; Being Tract No. 17 on the plan showing subdivision of J. W. Harris Subdivision, Part of Clark Home Place in Goodlettsville, Tennessee, as of record in Book 547 Page 46, Register's Office for Davidson County, Tennessee. Beginning at a point in the Northeast end of an unnamed street North 54.5 degrees West 79 feet to a post; Thence South 83 degrees West 22.32 poles to a point; Thence South 18.5 degrees East 18.22 poles to a point; Thence South 79 degrees East 308 feet to a point; Thence North 3.75 degrees East 350 feet to the beginning.

Being the same property conveyed to Ellis R. Hitt and wife, Mamie Lee Hitt by deed dated March 25, 1929 and recorded in Record Book 838 page 616 in the Register's Office of Davidson County, Tennessee.

Being the same property described by Affidavits of Heirship of Ellis Hitt and Mamie Hitt determining the surviving heirs to be Marvin Hitt (50% interest), Linda Cutrell (25% interest) and Patricia Campbell (25% interest), dated August

17, 2022, filed for record on August 24, 2022, and recorded in Instrument No. 20220824-95728 and Instrument No. 20220824-95729 in the Register's Office of Davidson County, Tennessee.

Being the same property described in Affidavit as to Death and Heirs of Elenor Hitt and Martha Geneva Hitt, dated June 25, 2024, filed for recorded on June 26, 2024, and recorded in Instrument No. 20240626-0048031, Instrument No. 20240626-0048032, Instrument No. 20240626-0048033 and Instrument No. 20240626-0048034 in the Register's Office, Davidson County, Tennessee.

This property was not the homestead of the Grantors or that of the Grantors spouses.

This is unimproved property known as: 121 Harris Street Goodlettsville, TN 37072

TO HAVE AND TO HOLD the above-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the Grantee, with general warranty of title, their heirs and assigns, in fee simple, forever.

The Grantors covenant with the Grantee, their heirs and assigns, that they are lawfully seized and possessed of the property herein conveyed; that they have full power and authority to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereto, and to any easements apparent from an inspection of said property.

Witness the following signatures on this the 29 day of April, 2025.

Marvin Hitt

STATE OF Tennessee
COUNTY OF DeKalb

Before me personally appeared Marvin Hitt to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal on this 29 day of April, 2025.

Loni M. Easterwood
Notary Public
My Commission Expires: 7/8/2028

LONI M. EASTERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

Linda Cutrell

Linda Cutrell

STATE OF Tennessee
COUNTY OF DeKalb

Before me personally appeared Linda Cutrell to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal on this 29 day of April, 2025.

Loni M. Easterwood
Notary Public
My Commission Expires: 7/8/2028

LONI M. EASTERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

Patricia H. Campbell

Patricia H. Campbell

STATE OF Tennessee
COUNTY OF DeKalb

Before me personally appeared Patricia H. Campbell to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal on this 29 day of April, 2025.

Loni M. Easterwood
Notary Public
My Commission Expires: 7/8/2028

LONI M. EASTERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

Certificate of Authenticity

I, Linzie Hahn, 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 4/29/25.

Date

Affiant Signature

4/29/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028