Karen Johnson Davidson County
Batch# 1270759 DEEDWARR
05/08/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250508-0036082

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Jasmin Osborne
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2025.

Sarah Hazlewood
Notary Public

My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Michael Cracraft Tabatha A. King	Guaranteed Rate, Inc.	033-04-0A-023.00-CO
23 Rolling Meadows Drive	1806 W. Cuyler Ave. Suite 2W	
Goodlettsville, TN 37072	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES ROBERT HIX, SOLE HEIR-AT-LAW OF HEIRS AND BENEFICIARIES OF JAMES W. HIX**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON MICHAEL CRACRAFT, AN UNMARRIED MAN, AND TABATHA A. KING, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 23 on the Plan of Rolling Meadows, Phase I, Section II-A, of record in Plat Book 6250, Page 964, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Hix and wife, Geneva R. Hix by Special Warranty Deed from Household Financial Center Inc., a Tennessee corporation of record in Instrument No. 20030415-0049938, Register's Office for Davidson County, Tennessee, dated April 09, 2003 and recorded on April 15, 2003.

Geneva R. Hix died on or about January 26, 2010, leaving James W. Hix as the surviving tenant by the entirety. James W. Hix died on December 23, 2019, leaving James Robert Hix, his son, as his sole heir and beneficiary. Being the same property conveyed to James Robert Hix by Muniment of Title on July 16, 2020, in Case Number 20P807, in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 23 Rolling Meadows Drive, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~1st day of~~ 30th April, 2025.

Heirs and Beneficiaries of James W. Hix

By: James Robert Hix Sole Heir-at-law
James Robert Hix, Sole Heir-at-Law

STATE OF TENNESSEE
COUNTY OF ROANE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Robert Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Heir-at-Law of Heirs and Beneficiaries of James W. Hix, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this ~~29th~~ 30th day of April, 2025.

Notary Public

My Commission Expires: 12/20/25

GAIL T. KARP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MEIGS

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 1. 2025.

Affiant Signature

8th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

