Karen Johnson Davidson County
Batch# 1294533 DEEDWARR
07/08/2025 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20250708-0053476

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2025.

_____
Notary Public
MY COMMISSION EXPIRES: 6/29/27
File No. G25-23687

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carter T. Jackson (NAME)	New Owner (NAME)	025-00-0-191.00 & 025-00-0-189.00
595 Hidden Acres Dr. (STREET ADDRESS)	" (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Richard B. Fox, Jr. and Tarcila Fox, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carter T. Jackson, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT NO. 1 ACCORDING TO A SURVEY OF JACK SUMNER DATED DECEMBER 23, 1995
Parcel 025-00-0-191.00:

BEGINNING AT AN IRON PIN 3002.48 FEET SOUTHWEST FROM THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF HITT LANE AND THE SOUTH RIGHT-OF-WAY OF BRICK CHURCH PIKE AND THE EAST RIGHT-OF-WAY LINE OF HITT LANE, BEING A COMMON CORNER TO TRACT NO. 2; THENCE WITH TRACT NO. 2 SOUTH 16 DEG 06 MIN 54 SEC EAST 2240.66 FEET TO AN IRON PIN IN THE LINE OF T.N. CANTRELL AND J.R. HARRIS; THENCE NORTH 86 DEG 17 MIN 19 SEC WEST 1005.53 FEET TO AN IRON PIN IN THE LINE OF D.I. HARRIS, A CORNER TO GINA VAUGHN; THENCE WITH SAID VAUGHN NORTH 03 DEG 33 MIN 16 SEC EAST 675.89 FEET TO AN IRON PIN, A CORNER TO W.B. RHODES; THENCE NORTH 04 DEG 16 MIN 25 SEC EAST 1133.41 FEET TO AN IRON PIN THE EAST RIGHT-OF-WAY LINE OF HITT LANE; THENCE WITH SAID LANE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1186.42 FEET AND A CHORD LYING NORTH 34 DEG 28 MIN 34 SEC EAST 258.04 FEET TO AN IRON PIN; THENCE NORTH 28 DEG 13 MIN 59 SEC EAST 177.65 FEET TO THE BEGINNING, CONTAINING 29.56 ACRES.

THERE IS INCLUDED IN THIS SURVEY, BUT EXCLUDED THEREFROM, A FAMILY CEMETERY PLOT CONTAINING 0.16 ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 232.29 FEET SOUTHWEST OF THE NORTHERN MOST CORNER OF TRACT NO. 1 AND 11.77 FEET PERPENDICULAR TO AND EAST OF THE EAST RIGHT OF WAY OF HITT LANE; THENCE NORTH 70 DEG 53 MIN 12 SEC EAST 78.38 FEET TO AN IRON PIN; THENCE SOUTH 05 DEG 15 MIN 50 SEC WEST 126.64 FEET TO AN IRON PIN; THENCE NORTH 71 DEG 46 MIN 36 SEC WEST 63.41 FEET TO AN IRON PIN; THENCE NORTH 01 DEG 34 MIN 17 SEC WEST 80.64 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed to Richard B. Fox, Jr. and wife, Tarcila Fox, a one-half (1/2) undivided interest, by Quitclaim Deed from Vivian P. Fox, dated 12/28/1995 and recorded 12/29/1995 in Book 9903, Page 575; and being the same property conveyed to Richard B. Fox, Jr. and wife, Tarcila Fox, a one-half (1/2) undivided interest, by Quitclaim Deed from Vivian P. Fox, dated 1/2/1996 and recorded 1/3/1996 in Book 9907, Page 886; and being part of the same property previously conveyed to Richard Bernard Fox, Sr. and wife, Vivan Peay Fox, by Warranty Deed from George W. Peay and wife, Gustie Walker Peay, dated 9/17/1956 and recorded in Book 2594, Page 459, in the Register's Office of Davidson County, Tennessee. The said Richard Bernard Fox, Sr. having since died on April 28, 1990, leaving Vivian Peay Fox as surviving tenant by the entirety.

TRACT NO. 2 ACCORDING TO A SURVEY OF JACK SUMNER DATED DECEMBER 23, 1995
Parcel 025-00-0-189.00:

BEGINNING AT AN IRON PIN 2477.81 FEET SOUTHWEST FROM THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF HITT LANE AND THE SOUTH RIGHT-OF-WAY OF BRICK CHURCH PIKE AND BEING THE EAST RIGHT-OF-WAY OF HITT LANE, A CORNER TO TRACT NO. 3; THENCE SOUTH 15 DEG 15 MIN 23 SEC EAST 2240.66 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG 49 MIN 42 SEC EAST 769.57 FEET TO AN IRON PIN; THENCE WITH THE WEST RIGHT-OF-WAY OF A 25' ACCESS LANE SOUTH 18 DEG 01 MIN 17 SEC EAST 197.53 FEET TO AN IRON PIN; THENCE SOUTH 19 DEG 58 MIN 38 SEC WEST 180.80 FEET TO AN IRON PIN; THENCE SOUTH 14 DEG 27 MIN 36 SEC WEST 208.35 FEET TO AN IRON PIN, CORNER TO T.N. CANTRELL; THENCE WITH CANTRELL NORTH 85 DEG 10 MIN 06 SEC WEST 873.40 TO AN IRON PIN; THENCE NORTH 86 DEG 17 MIN 18 SEC WEST 35.45 FEET TO AN IRON PIN, CORNER TO TRACT NO. 1; THENCE WITH TRACT NO. 1 NORTH 16 DEG 06 MIN 54 SEC WEST 2330.76 FEET TO AN IRON PIN IN THE EAST RIGHT-OF-WAY OF HITT LANE; THENCE WITH SAID LANE NORTH 28 DEG 14 MIN 00 SEC EAST 524.67 FEET TO THE POINT OF BEGINNING, CONTAINING 29.40 ACRES.

BEING the same property conveyed to Richard B. Fox, by Quitclaim Deed from Charles B. Fox, dated 4/11/1996 and recorded 6/19/1996 in Book 10091, Page 25; and being the same property previously conveyed to Charles B. Fox, a one-half (1/2) undivided interest, by Quitclaim Deed from Vivian P. Fox, dated 12/28/1995 and recorded 12/29/1995 in Book 9903, Page 567; and being the same property previously conveyed to Charles B. Fox a one-half (1/2) undivided interest, by Quitclaim Deed from Vivian P. Fox, dated 1/2/1996 and recorded 1/3/1996 in Book 9907, Page 888; and being part of the same property previously conveyed to Richard Bernard Fox, Sr. and wife, Vivan Peay Fox, by Warranty Deed from George W. Peay and wife, Gustie Walker Peay, dated 9/17/1956 and recorded in Book 2594, Page 459, in the Register's Office of Davidson County, Tennessee. The said Richard Bernard Fox, Sr. having since died on April 28, 1990, leaving Vivian Peay Fox as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 7th day of July, 2025.

Richard B. Fox, Jr.

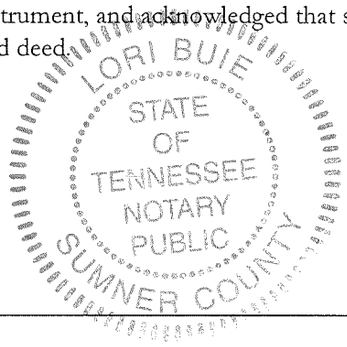
Tarcila Fox

Tarcila Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2025, before me personally appeared Richard B. Fox, Jr. and Tarcila Fox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2025.



Lori Buie

Notary Signature
My commission expires: 6/29/27

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 07/07/2025 (date of document).

Affiant Signature

07/07/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7th day of July, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507080053476