ADDRESS NEW OWNER AS:
Michael Glenn Hite
5465 Eatons Creek Rd
Ashland City TN 37015

SEND TAX BILLS TO:
(New Owner)

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield. Tennessee 37172

Map & Parcels: 047-00-0-074.00 &
038-00-0-129.00

Karen Johnson Davidson County
Batch# 1308859 DEEDQC
08/12/2025 11:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250812-0064046

NO TITLE EXAMINATION PERFORMED BY PREPARER OF THIS INSTRUMENT NO TITLE INSURANCE ISSUED IN THIS TRANSACTION. THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAVID CHELSEY HITE**, hereinafter "Grantor", does hereby transfer, quitclaim and convey unto **MICHAEL GLENN HITE**, hereinafter "Grantee", all of his right, title and interest in and to certain tracts or parcels of land situated in Davidson County, Tennessee, being described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, and described according to a survey prepared by Ralph W. C. Lambert, Surveyor, August 30, 1954, as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard in the intersection of a gravel roadway at the southwesterly corner of the property conveyed to Alvin D. Brigham and wife, Maye Brigham, by deed from Seth E. Walker and wife, Ann Walker, of record in Book 1715, page 448, Register's Office for said County; thence with said gravel roadway as follows: North 88 deg. East 55 feet to an iron pin, North 53 deg. 30 min. East 437 feet to an iron pin; thence North 82 deg. East 100 feet, more or less, to an iron pin. thence North 73 deg. West, passing a 24 inch elm at the margin of said gravel roadway and continuing with a utility line a total of 390 feet to a stake in the easterly margin of Old Hickory Boulevard; thence with the easterly margin of Old Hickory Boulevard, South 22 deg. West 403 feet to the point of beginning, and containing 1 1/2 acres, more or less.

Being the same property conveyed to Michael Hite by Warranty Deed from Richardson Investments, LLC, a Tennessee limited liability Co., dated January 13, 2006 and recorded in Instrument No. 20060119-0007428, Register's Office of Davidson County, Tennessee. Being the same property conveyed to David Chesley Hite, III by Quitclaim deed from Michael Hite of record in Instrument No. 200812220121744 Register's Office for Davidson County, Tennessee, dated November 10, 2008 and recorded on December 22, 2008. Being the same property conveyed to David Chelsey Hite, III and Michael Hite by Quitclaim deed from David Chelsey Hite, III of record in Instrument No. 20191030011119 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 30, 2019. Being part of the same property conveyed to Michael Glenn Hite, a married man by Warranty Deed from David Chesley Hite, III, unmarried, dated December 16, 2020 and recorded December 18, 2020 in Instrument No. 20201218-0150544, Register's Office of Davidson County, Tennessee.

TRACT 2:
Land in Davidson County and beginning at an iron pin in the southwesterly margin of Blue Berry Hill Road, said point being 287 feet northwesterly from the Paul Rossell Northwest corner; thence with said margin northwestwardly 390 feet to Swafford's (Book 4499, Page 306) northwest corner; thence with Swafford's boundary S-41 degrees West 602 feet to an iron pin; thence South-11 degrees East 237 feet to an iron pin in the northerly margin of an Old Road; thence N-44 degrees 30' East, 800 feet, more or less to the point of beginning and containing 6.0 acres.

Being the same property conveyed to David Chesley Hite, III by Warranty deed from Rosemary Williams, Co-Executor of the Estate of Reta Hamilton of record in Instrument No. 200811100111268 Register's Office for Davidson County, Tennessee, dated November 3, 2008 and recorded on November 10, 2008. Being part of the same property conveyed to Michael Glenn Hite, a married man by Warranty Deed from David Chesley Hite, III, unmarried, dated December 16, 2020 and recorded December 18, 2020 in Instrument No. 20201218-0150544, Register's Office of Davidson County, Tennessee. Some deeds in the chain of title were executed by Michael Glen Hite, as Attorney-in-fact for from David Chelsey, including conveyances to David Chelsey Hite acknowledges that he consented to said conveyances at the time each was made, and he is executing this deed in order to eliminate any concerns about the propriety of said conveyances.

This conveyance is subject to all matters of record.

None of the property conveyed has been the Grantor's marital residence.

WITNESS my hand and seal, on the dates indicated in the notary acknowledgment affixed hereto.

David Chelsey Hite

(The remainder of this page is intentionally left blank.)

STATE OF VIRGINIA)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Chelsey Hite** the herein named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 6th day of August, 2025.

Beena J. Desai
NOTARY PUBLIC

My Commission Expires: 06/30/2027

BEENA J DESAI
NOTARY PUBLIC
REG. #8062306
MY COMMISSION EXPIRES
06/30/2027
COMMONWEALTH OF VIRGINIA

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer is $ 0.

AFFIANT

SUBSCRIBED and SWORN to before me this the 11th day of August, 2025.

Tammy Rush
NOTARY PUBLIC/Register

My Commission Expires:

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20/2027

Certificate of Authenticity

I, Gary L. Dilliha, 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 8-11-2025.

Date

Affiant Signature

8-11-2025

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 11th day of August, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028