Karen Johnson Davidson County
Batch# 1316427 DEEDQC
08/29/2025 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250829-0069205

QUITCLAIM DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

WG-QCD-COFI-25-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosehill Park, LLC	**Same as new owner**	
(NAME) **121 Harris Street,**	(NAME)	**025 08 0 046.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SALVADOR ZARAGOZA,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROSEHILL PARK, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Being tract No 17 on the plan showing subdivision of J.Harris 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 N.E. end of an unnamed street North 54 1/2 degrees West 79 feet to a post; thence South 83 degrees West 22.32 poles to a point; thence South 19 degrees East 18.22 poles to a point; thence South 79 degrees East 308 feet to a point; thence North 3 3/4 degrees East 350 feet to the beginning, containing 2.87 acres.

Being the same property conveyed to Ellis R. Hitt, and wife, Mamie Lee Hitt by Warranty Deed from Gusan Mcclendon and husband, F.E. Mcclendon of record in Book 838, page 616, Register's Office for Davidson County, Tennessee, dated March 25, 1929 and recorded on March 25, 1929.

Said Ellis R. Hitt died on September 21, 1961, vesting Mamie Lee Hitt as surviving tenant.

Said Mamie Lee Hitt died on September 21, 1978, property by the laws of heirship left to Burnice Neal Hitt, Marion Ray Hitt and Norma Ellen Hitt, all deceased.

Burnice Neal Hitt died on October 7, 1992. Affidavit of Heirship of record in Instrument No. 20050721-0084802, Instrument No. 20050721-84805, Instrument No. 20050721-84808, Instrument No. 20050721-0084816 and Instrument No. 20050721-0084818, leaving heirs Martha Geneva Hitt, Patricia H. Campbell and Linda Cutrell.

Marion Ray Hitt died on March 16, 2002. Affidavit of Heirship of record in Instrument No. 20050721-0084803, Instrument No. 20050721-84806, Instrument No. 20050721-84807, Instrument No. 20050721-0084815, Instrument No. 20050721-0084832 and Instrument No. 20050721-0084835, leaving heirs Eleanor Hitt and Marvin Hitt.

Norma Ellen Hitt died on February 4, 2005. Affidavit of Heirship of record in Instrument No. 20050721-0084801, Instrument No. 20050721-84804, Instrument No. 20050721-84809, Instrument No. 20050721-0084810, Instrument No. 20050721-0084817 and Instrument No. 20050721-0084833, with no spouse or children.

Affidavit of Heirship of record in Instrument No. 20220824-0095728 and Instrument No. 20220824-0095729, listing ownership in the name of Marvin Hitt, Linda Cutrell and Patricia Campbell.

Eleanor Hitt died on or about February 11, 2022. Affidavit of Heirship of record in Instrument No. 20240626-0048034 and Instrument No. 20240626-0048031, leaving heir Marvin Fredrick Hitt.

Martha Geneva Hitt died on in March 2007. Affidavit of Heirship of record in Instrument No. 20240626-0048033 and Instrument No. 20240626-0048032, leaving heirs Patricia Campbell and Linda Cutrell.

Being the same property conveyed to Salvador Zaragoza by Warranty Deed from Marvin Hitt, a maried man, Linda Cutrell, an unmarried woman and Patricia H. Campbell, an unmarried woman of record in Instrument No. 20250502-0034163 Register's Office for Davidson County, Tennessee, dated April 29, 2025 and recorded on May 2, 2025.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **121 Harris Street, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 28 day of AUGUST, 2025.

Salvador Zaragoza

Salvador Zaragoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my/our hand(s) this the 28 day of AUGUST, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/28/2025** (date of document).

Affiant Signature

Date **8/28/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **28** day of **August**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027