WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320707 DEEDWARR
09/10/2025 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20250910-0072278

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/09/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 25 September 27

SARA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 6003-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mac Elliott Baggett, Sr	Mac Elliott Baggett Sr	006-00-0-086.00
1846 Springfield Highway	4781 Hwy 41N	
Goodlettsville, TN 37072	Springfield TN 37172	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Randy W. Pitt, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mac Elliott Baggett, Sr, a married man

HEREINAFTER CALLED THE GRANTEE(S), 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, State of Tennessee, being Tract No. 3, of the John Meadors property according to a survey by Bruce Rainey & Associates, dated March 10, 1976, and being more particularly described as follows:

BEGINNING at the S.E. Corner of said tract, thence along the westerly margin of U.S. Highway 41 (Dickerson Pike) N. 24 deg. 41' 41" W. 396 feet to a point, thence N. 31 deg. 48' 17" W. 81.75 feet to a point; thence S. 59 deg. 32' 30" W. 15.31 feet to a point, thence N. 30 deg. 27' 30" W. 11.92 feet to a point, thence S. 65 deg. 50' 15" W. 136.75 feet to a point, thence S. 13 deg. 16' 55" E. 206.17 feet to a point, thence N. 88 deg. 37' 44" W. 250 feet to a point, thence S. 14 deg. 29' 32" E. 402.84 feet to a point, thence N. 65 deg. 18' 19" E. 440 feet, more or less to a point, thence N. 20 deg. W. 50 feet to a point, thence N. 70 deg. E 50 feet to a point, thence S. 20 deg. E 50 feet to a stake, thence N 65 deg. 18' 19" E. 10 feet, more or less, to a point in the westerly margin of said U.S. Highway 41, the point of beginning and containing 4.2 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED HEREFROM is sell off of record in Book 6134, page 286, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point 71.46 feet left of the proposed center of State Route 11 (U.S. 41) at Station 240+39.92; thence with the proposed right-of-way North 34 degrees 43 minutes 36 seconds West 131.58 feet to a point; thence North 49 degrees 24 minutes 20 seconds West 106.32 feet to a point; thence North 32 degrees 58 minutes 45 seconds West 198.49 feet to a point; thence North 55 degrees 41 minutes 40 seconds West 4.60 feet to a point; thence North 70 degrees East 115 feet more or less to a point in the existing southwest margin of State Route 11 (U S- 41); thence with said margin southeastwardly 415 feet more or less to the point of beginning and containing 0.592 acres.

Being the same property conveyed to Randy W. Pitt, unmarried by Warranty Deed from Betty Miller, unmarried of record in Book 10753, Page 648, Register's Office for Davidson County, Tennessee, dated January 7, 1998 and recorded on January 9, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1846 Springfield Highway 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever 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 hand on September 9, 2025.

Randy W. Pitt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Randy W. Pitt, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 9, 2025.

Notary Public

My Commission Expires: 8/1/29

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: 6003-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 9, 2025.

J. Carlton Drumwright

September 9, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 9, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY