ADDRESS NEW OWNER AS:
Chris Philip
4194 Blueberry Hill Rd
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

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

Karen Johnson Davidson County
Batch# 1321552 DEEDWARR
09/12/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20250912-0073064

Map/Parcel 038-00-0-129.00

THIS DEED OF CONVEYANCE, executed and delivered by **Michael Glenn Hite**, hereinafter called the Grantor, to **Chris Philip**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$265,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

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.

Included in the above-described description, but excluded from this conveyance is any of that property that may be included in the right of way deed of record in Record Book 2544, page 415, Register's Office for Robertson County, Tennessee

Being the same property conveyed to Michael Glenn Hite by quitclaim deed from David Chelsey Hite, recorded August 12, 2025 in Instrument No. 20250812-0064046, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs or assigns.

The Grantor further covenants with the Grantee, heirs or assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

MICHAEL GLENN HITE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Glenn Hite,** 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 19th day of September, 2025.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$265,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 19th day of September, 2025.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

NOTARY PUBLIC/Register

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 to law on this 9th day of September, 2025.

Affiant Signature

9/9/25
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 9th day of September, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

