Karen Johnson Davidson County
Batch# 1330888 DEEDWARR
10/06/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20251006-0079642

ADDRESS NEW OWNER AS:
Lucia Marlene Flores Castaneda
5550 Old Hickory Boulevard
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

Map/Group
Parcel 047-00-0-074.00

THIS DEED OF CONVEYANCE, executed and delivered by **Michael Glenn Hite**, unmarried, hereinafter called the Grantor, to **Lucia Marlene Flores Castaneda**, unmarried woman, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$225,000.00**, 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, 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 Glenn Hite by Quitclaim Deed from David Chelsey Hite, dated August 12, 2025 and recorded in Instrument No. 20250812-0064046 Register's Office of 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 3rd day of October, 2025.

My Commission Expires:_____

NOTARY PUBLIC

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20[illegible]

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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 **$225,000.00** 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 3rd day of October, 2025.

My Commission Expires:_____

NOTARY PUBLIC/Register

CHERI N. HEAD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 22, 2029

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **10/03/2025** (date of document).

Affiant Signature

10/06/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **October**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

