WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366825 DEEDWARR
01/07/2026 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,803.75
20260107-0001355

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine M. Hildner & Joseph C Hildner	Catherine M. Hildner & Joseph C Hildner	025-00-0-212.00
(NAME)	(NAME)	
1 Hitt Lane	1275 SW 38th Street	025-00-0-211.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Ocala, FL 34471	
(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 considerations, the receipt of which is hereby acknowledged, I/we Joseph B. Molteni and Adrienne E. Molteni, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Catherine M. Hildner and Joseph C. Hildner, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1
Beginning at an iron pin (new), in the westerly margin of Hitt Lane, said iron pin being located from an iron pin (new), in the westerly margin of Hitt Lane, in the easterly boundary of a tract of land which belongs to Robert W. Gowins, having a deed reference as Instrument No. 20061204-0149079, RODCT, S 48 deg. 46 min. 31 sec. E, 185.27 feet; thence, S 42 deg. 37 min. 20 sec. E, 304.72 feet, to the point of beginning, the northerly northeast corner of this tract and continuing, as follows: with a curve to the right, having a radius of 1421.51 feet, an arc distance of 56.18 feet, and a chord bearing and distance of S 35 deg. 20 min. 14 sec. E, 56.18 feet to an iron pin (new), in the westerly margin of Hitt Lane; thence with a new line, as follows: S 81 deg. 46 min. 50 sec. W, 414.94 feet to an iron p n (new); thence, S 19 deg. 42 min. 32 sec. W, 696.18 feet to an iron pin (new); thence, N 87 deg. 20 min. 35 sec. W, 689.15 feet to an iron pin (new); thence S 21 deg. 51 min. 47 sec. W, 477.74 feet to a fence post (old), a corner of a tract of land which belongs to Jerry W. Friedmann, having a deed reference in Instrument No. 20080304-0021325, RODCT; thence, with the boundary of said tract of land which belongs to Jerry W. Friedmann, as follows: N 43 deg. 27 min. 22 sec. W, 224.00 feet to an iron pin (new); thence, N 42 deg. 31 min. 28 sec. W, 247.00 feet to an iron pin (new); thence, N 46 deg. 39 min. 11 sec. W, 92.16 feet to an iron pin (new) ja common corner of said tract of land which belongs to Jerry W. Friedmann, and a tract of land which belongs to Lois D. Anderson, having a deed reference in Deed Book 9917, page 831, RODCT; thence, N 03 deg. 32 min. 40 sec. E, 448.85 feet to a fence post (old), a common corner of said tract of land which belongs to Lois D. Anderson, and a tract of land which belongs to Eric Sutphen, having a deed reference in Instrument No. 20090908-0084139, RODCT; thence, N 87 deg. 01 min. 09 sec. E, passing a common corner of said tract of land which belongs to Eric Sutphen, and a tract of land which belongs to Patrick Boone, having a deed reference in Deed Book 11420, page 710, RODCT, and continuing on, passing a common corner of said tract of land which belongs to Patrick Boone, and a second tract of land which belongs to Patrick Boone, having a deed reference in

Deed Book 11420, page 710, RODCT, and continuing in all 749.84 feet to an iron pin (old), a corner of said second mentioned tract of land which belongs to Patrick Boone; thence, N 33 deg. 42 min. 05 sec. E, 295.13 feet to an iron pin (new), in the easterly boundary of said second mentioned tract of land which belongs to Patrick Boone; thence with a new line as follows: S 68 deg. 53 min. 25 sec. E, 206.77 feet to an iron pin (new); thence, N 81 deg. 46 min. 50 sec. E, 741.71 feet, to the point of beginning, containing 20.06 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February II, 2010, and being shown as Tract No. 3 on said survey.

Tract 2
Beginning at an iron pin (new), in the westerly margin of Hitt Lane, in the easterly boundary of a tract of land which belongs to Robert W. Gowins, having a deed reference in Instrument No. 20061204-0149079, RODCT, the most northerly northeast corner of this tract, and continuing with the westerly margin of Hitt Lane, as follows: S 48 deg. 46 min 31 sec. E, 185.27 feet; thence with a curve to the right, having a radius of 1421.51 feet, an arc distance of 305.31 feet, and a chord bearing and distance of S 42 deg. 37 min. 20 sec. E, 304.72 feet, to an iron pin (new), in the westerly margin of Hitt Lane; thence with a new line as follows: S 81 deg. 46 min. 50 sec. W, 741.71 feet to an iron pin (new); thence, N 68 deg. 53 min. 25 sec. W, 206.77 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Patrick Boone, having a deed reference in Deed Book 11420, page 710, RODCT; thence, N 33 deg. 42 min. 05 sec. E, 363.60 feet to an iron pin (old), a corner of said tract of and which belongs to Patrick Boone, in the southerly boundary of a tract of land which belongs to Robert A Gowins; thence with the boundary of said tract of land which belongs to Robert A. Gowins, as follows: S 68 deg. 12 min. 23 sec. E, 275.83 feet to an iron pin (old); thence, N 34 deg. 46 min. 10 sec. E, 216.44 feet, to the point of beginning, containing 5.26 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 11, 2010, and being shown as Tract No. 4 on said survey

Being the same property conveyed to Joseph B. Molteni Jr. and wife, Adrienne E. Molteni by Warranty Deed from Nannie P. Malone, dated 05/17/2010, of record in Instrument 201005180038417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 1 Hitt Lane, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of January, 2026.

Joseph B. Molteni

Adrienne E. Molteni

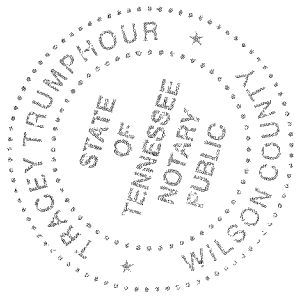
Adrienne E. Molteni

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph B. Molteni and Adrienne E. Molteni, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of January, 2026.

Notary Public:
My Commission Expires: 1.31.29



RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 January 6, 2026.

Lissa Groom
Affiant
Date: January 6, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of January, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON