Karen Johnson Davidson County
Batch# 1483259 DEEDWARR
10/12/2026 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20261012-0093655

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-4130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

John Patrick Maddux
Affiant

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of October, 2026

Notary Public

Commission Expires: 11/17/2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Patrick Maddux and Renez Nashay Lafi 1116 Hitt Lane Goodlettsville, TN 37072	Interline Mtg 5875 N. Sam Houston Pkwy West, Ste 300 Houston, TX 77086	025 00 0 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richie Hullett and Wanda Hullett, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Patrick Maddux and Renez Nashay Lafi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and shown as the westerly part of Tract No. 2 of the W. E. Watts property containing 22.5 acres, and more particularly described according to a survey of John Kohl, dated November 19, 1969, as follows:

Beginning at a spike in the center of Hitt lane at the southeast corner of the Shane property, formerly John S. Hitt's; thence following the center of Hitt Lane, south 76 deg 52' East 80 feet to the southeast corner of property herein conveyed; thence North 2 deg. 43' East 619.5 feet, more or less, to an iron pin; thence north 72 deg. 38' West 80 feet to an iron pin and corner post; thence along a fence South 3 deg West 625 feet to the point of beginning and containing 1.1 acres, more or less.

BEING the same property conveyed by Warranty Deed from George Hedrick, Executor of the Estate of Roger Eddie .Woody, and Karla Woodby and David Woodby, Co-Trustees for Vivian Grace Woodby to Richie Hullett and Wanda Hullett, husband and wife, recorded August 11, 2017, as Instrument No. 20170811-0082211 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $72,500.00.

Commonly Known As: 1116 Hitt Lane, Goodlettsville 37072

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1116 Hitt Lane, 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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 7th day of October, 2026.

Richie Hullett

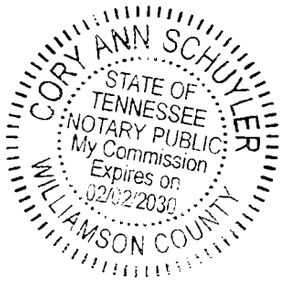
Wanda Hullett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2026, before me personally appeared Richie Hullett and Wanda Hullett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2026.

Notary Signature
My commission expires: 2-2-2030



I, Kirsten Virden, 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 10/07/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/07/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of October, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

