Bill Garrett Davidson County
Batch# 75022 DEEDQC
03/29/2018 04:23:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180329-0029751

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #s:
LANDIS W. HICKS P.O. Box 128 Joelton, TN 37080	SAME	02100001400 02100022500 02800010400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is No Dollars ($-0-).

REGIONS BANK, Executor of the Estate of Annette B. Hicks

By: _____
DAVID P. ROGERS, Vice President

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by DAVID P. ROGERS in his capacity as Vice President of Regions Bank this 26th day of March, 2018.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

_____
Notary Public
My Commission Expires: 9/7/21

Whereas, Annette B. Hicks died on June 11, 2015;

Whereas, Annette B. Hicks owned certain real property located in Davidson County, Tennessee;

Whereas, said real property is part of the probate estate pursuant to T.C.A. §31-2-103 by the terms of the Last Will and Testament of Annette B. Hicks duly probated in the Seventh Circuit Court for Davidson County, Tennessee, docket number 15P-1349; and

Whereas, the beneficiaries have reached an agreement as to the division of the estate assets which agreement allocates the real property described below to Landis W. Hicks;

NOW, THEREFORE, for and in consideration of no monetary consideration, REGIONS BANK, EXECUTOR OF THE ESTATE OF ANNETTE B. HICKS, ("GRANTOR") does hereby quitclaim and by these presents does transfer and convey unto LANDIS W. HICKS, his heirs and assigns, all of GRANTOR's right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS its hand this 26th day of March, 2018.

REGIONS BANK, Executor of the Estate of Annette B. Hicks

By: _____
DAVID P. ROGERS, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, of the State and County aforesaid, personally appeared DAVID P. ROGERS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of REGIONS BANK, the within named bargainor, a corporation, that Regions Bank is serving as Executor of the Estate of Annette B. Hicks and that he, as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, this 26th day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

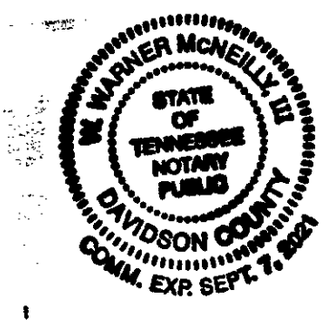


EXHIBIT A

TRACT 1: 3722 Old Clarksville Pike 02100001400

A tract of land in the 14th Civil District of said County and State and described according to a sketch made October 11, 1954, by John M, Sullivan, County Surveyor, as follows:

Beginning at a point in the centerline of Old Clarksville Pike at the southwest corner of the Foster lands being opposite an old tree row and part of an old fence as pointers; thence with the center of said pike, south 78° east 210 feet to a point; thence north 4° 24' east 388.1 feet to a point; thence north 79° 40' west 249.2 feet to a point in a fence line being Hockebeil's east line; thence with his east line, south 1° 28' east 388.1 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Paul L. Hicks and wife, Annette B. Hicks by deed of record in Book 2332, page 449, R.O.D.C., Paul L. Hicks having since died, leaving Annette B. Hicks as the surviving tenant by the entirety. Annette B. Hicks died testate. Her Last Will and Testament has been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P-1349. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor.

TRACT 2: 6330 Clarksville Pike 02100022500

Being in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center of the Clarksville Pike with iron pin pointers on the southwest side of said Pike, and in the center of a private road, said point in pike being J.C. Chambliss' northeast corner; thence with said Pike, south 75-3/4° East 18.44 poles to the center of said pike, and center of an iron culvert, thence south 19-1/2° west 30.20 poles to an iron pin in right of way line of State Highway; thence north 64-1/2° west 18.44 poles to an iron pin in the center of said private road, and J.C. Chambliss' southeast boundary line; thence with the center of said road and said boundary line, north 19-1/2° east 26.64 poles to the point of beginning, containing 3.27 acres, more or less.

Being the same property conveyed to Paul Landis Hicks and wife, Annette B. Hicks by deed of record in Book 4461, page 453, R.O.D.C., Paul L. Hicks having died, leaving Annette B. Hicks as the surviving tenant by the entirety. Annette B. Hicks died testate. Her Last Will and Testament has been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. I5P-1349. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor.

TRACT 3: Marrowbone Lake 02800010400

Land in the 14th Civil District of Davidson County, Tennessee, and being Tract No. 11 on the Plan of the Paul L. Hicks property, not of record, and shown on a survey by Harold H. Cole, dated May 2, 1972, as follows:

Beginning at a point in the center of Marrowbone Lake Road, the common corner of Lots 10 and 11; thence along the common boundary between said Lots 10 and 11, South 88° 30' East 2,398.7 feet to a point; thence North 2° East 470.0 feet to a point, the common corner of Lots 11 and 12; thence along the common boundary between said Lots 11 and 12, North 88° 30' West 1,379.2 feet to a point; thence South 78° 45' West 400.0 feet to a point in the center of said road; thence along the center of said road, South 11° 56' West 60.5 feet; South 60° 01' West 129 feet; South 88° 30' West 347.0 feet; thence South 52° West 308.8 feet to the point of beginning, containing 21.42 acres, more or less.

Being the same property conveyed to Paul L. Hicks and wife, Annette B. Hicks, by deed of record in Book 5049, page 96, R.O.D.C., Paul L. Hicks having died, leaving Annette B. Hicks as the surviving tenant by the entirety. Annette B. Hicks died testate. Her Last Will and Testament has been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. I5P-1349. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor.