THIS INSTRUMENT PREPARED BY
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Bill Garrett Davidson County
Batch# 75022 DEEDQC
03/29/2018 04:23:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180329-0029752

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
LANDIS W. HICKS, et al. P.O. Box 128 Joelton, TN 37080	SAME	02100003000 02100003100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

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 owned certain real property in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by reference;

Whereas, Annette B. Hicks appointed Regions Bank as Executor in her Last Will and Testament duly probated in the Seventh Circuit Court of Davidson County, Tennessee, docket number 15P-1349;

Whereas, said property is part of the probate estate pursuant to the Last Will and Testament of Annette B. Hicks pursuant to T.C.A. §31-2-103;

Whereas the parties wish to document this testamentary transfer;

Now therefore, REGIONS BANK, EXECUTOR OF THE ESTATE OF ANNETTE B. HICKS, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim:

A. A one-half (1/2) undivided interest of GRANTOR's right, title and interest in the property (believed to be a one-sixth (1/6) undivided interest) as tenant in common, to LANDIS W. HICKS, his heirs and assigns, in the property described in Exhibit A attached hereto and incorporated herein by reference; and

B. A one-half (1/2) undivided interest of GRANTOR's right, title and interest in the property (believed to be a one-sixth (1/6) undivided interest) as tenant in common, to CAROLYN R. HICKS, her heirs and assigns, in the property described in 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 my 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: 6276 Old Clarksville Pike 02100003000

A certain parcel or tract of land located in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Paradise Hill or Clarksville Road, the northeast corner of this tract and the northwest corner of a tract formerly belonging to Heim; thence North 75-3/4° West along the center of said Road, 43.9 poles to the northeast corner of a tract of 10.53 acres, conveyed by A. 0. Baxter and wife, to J. C. Chambliss, by deed of record in Book 875, Page 773, Register's Office of Davidson County, Tennessee, and later corrected by deed of record in Book 866, Page 468, said Register's Office, and the same being the northwest corner of the tract herein described; thence South 19-½° West along said Chambliss' east line, 31.2 poles to a point, the northwest corner of a tract of 5.24 acres conveyed by A. O. Baxter and wife, to Harry Roop, by deed of record in Book 882, Page 573, Register's Office of Davidson County, Tennessee; thence with Roop's north line, South 65-¼° East 11.68 poles, South 62° East 14 poles,

Roop's northeast corner, and an interior corner of the tract herein described; thence with Roop's easterly line, South 15-3/4° West 31 poles to said Roop's southeasterly corner; thence with Roop's south line, North 73-1/2° West 20.6 poles to a point, a corner of the Roop tract, also a corner of the Chambliss tract, both of which are hereinabove referred to; thence with the line of the Chambliss tract, South 28-1/2° West 13.64 poles to a point, said Chambliss' most southerly corner, thence South 30-1/4° East 21.6 poles to a stake, the southwest corner of this tract, in the line of the old Trundoker's property; thence with said line North 79-1/2° East 60.88 poles to two white oaks and two hickory pointers, an interior corner of the Heim tract and the southeast corner of this tract; thence with said Heim's tract North 2-1/2° East 70-1/2 poles to the point of beginning.

There is included in the above description and to be excluded there from a tract of land containing 3.27 acres heretofore sold by deed of A. 0. Baxter and wife, to D. A. Harris, by deed of record in Book 1046, Page 84 of said Register's Office, which is here referred to for a more particular description of said tract of 3.27 acres.

There is also included in the above description and to be excluded there from a tract of land conveyed to James F. Oakley and wife, Delsie G. Oakley, by deed from R. B. Hicks and wife, of record in Book 1542, Page 265, said Register's Office, containing 12.8 acres, more or less.

Being the same property conveyed to Robert B. Hicks and wife, Nora F. Hicks by deed from Alonzo D. Baxter and wife, Ida Belle Baxter of record in Book 1046, Page 83, dated January 1, 1936, said Register's Office. Robert B. Hicks died testate on or about December 7, 1957, leaving Nora F. Hicks as the surviving tenant by the entirety. Nora F. Hicks died on or about January 20, 1969. Pursuant to the terms of her will of record in Will Book 93, Page 111, Probate Court for Davidson County Tennessee, a certified copy of which is of record in Book 10565, Page 170, said Register's Office;

said property was devised to Paul Landis Hicks as trustee. Paul Landis Hicks died testate on about October 14, 1987. Juanita Hicks Colson is the successor trustee pursuant to the terms of said will and by deed of record in Book 10891, Page 452, said Register's Office. Paul Landis Hicks, Trustee under the will of Nora F. Hicks and Ralph B. Hicks, one of the beneficiaries of said trust conveyed a 1/6th undivided interest each in said property, Paul Landis Hicks and Juanita Hicks Colson by deed of record in Book 4627, Page 881, dated August 25, 1971, said Register's Office. Paul Landis Hicks, deceased devised his 1/6 undivided interest in said property to Annette B. Hicks by will or record in Will Book 160, Page 769, Probate Court for Davidson County, Tennessee, Docket No. 80859.

TRACT 2: 3831 Old Clarksville Pike 02100003100

BEING Lot No. 17 in Eberlee's Plan and bounded as follows:

BEGINNING at a stake in the Nashville and Clarksville Road at Geo. Munis and Allen Heirs corner; thence South 78° East 46.32 poles to a stake, thence North 48 poles to a stake in the road, with gum and maple pointers; thence with center of Clarksville Road, North 78° West 46' 32 poles to the beginning, containing by survey 13 acres and 97 poles more or less.

Being the same property conveyed to R. B. Hicks and wife Nora F. Hicks by deed from E. C. Bracey and wife Celia A. Bracey of record in Book 774, page 272, dated January 3, 1927, said Register's Office. R. B. Hicks died testate on or about December 7, 1957, leaving Nora F. Hicks as the surviving tenant by the entirety. Nora F. Hicks died on or about January 20, 1969. Pursuant to the terms of her will of record in Will Book 93, Page 111, Probate Court for Davidson County Tennessee, a certified copy of which is of record in Book 10565, Page 170, said Register's Office; said property was devised to Paul Landis Hicks as Trustee. Paul Landis Hicks died testate on about October 14, 1987. Juanita Hicks Colson is the successor trustee pursuant to the terms of said will and by deed of record in Book 10891, Page 450, said Register's Office. Paul Landis Hicks, Trustee under the will of Nora F. Hicks and Ralph B. Hicks, one of the beneficiaries of said trust, conveyed a 1/6th undivided interest to Paul Landis Hicks by deed of record in Book 4627, Page 881, dated August 25, 1971, said Register's Office. Paul Landis Hicks, deceased devised his 1/6 undivided interest in said property to Annette B. Hicks by will or record in Will Book 160, Page 769, Probate Court for Davidson County, Tennessee, Docket No. 80859.