Signed

Karen Johnson Davidson County
Batch# 285362 DEEDQC
09/13/2019 12:45:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190913-0093010

Instrument Prepared By:
John D. Stevens
Thomas Walters PLLC
161 Court Square
Huntingdon, Tennessee 38344
(731) 535-3552

Prepared Without Title Option

Property Address and Owner:
William Jefferson Hickey, Jr. and Nancy Johnson Hickey
4103 Ashley Park Drive
Nashville, Tennessee 37205

Mail Tax Statement to:
William Jefferson Hickey, Jr. and Nancy Johnson Hickey
4103 Ashley Park Drive
Nashville, Tennessee 37205

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____
Affiant
Subscribed and sworn before me this the
13 Day of Sept, 2019.
Patricia K. Luttrell, Deputy Register

Affiant

_____, 2019.

NOTARY PUBLIC

My Commis

Map 116 3G and Parcel No.(s): 007.00

Quitclaim Deed

This instrument made and entered into on this the 1ST th day of AUGUST, 2019 by and between William Jefferson Hickey, Jr. and Nancy Johnson Hickey, Trustees of the Hickey Family Irrevocable Trust, hereinafter referred to as GRANTOR, and William Jefferson Hickey, Jr. and Nancy Johnson Hickey, Trustees of the Hickey Family Trust dated August 1, 2019, hereinafter referred to as GRANTEE.

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in and to the following described real estate, lying and being in the 2d Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

Land in Davidson County, Tennessee, being Unit No. 4103 as shown on the Plan of Ashley Park, as established by a Master Deed of record in Book 7128, page 29, Register's Office for said County, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit E of said Master Deed. Reference is hereby made to the Plat of Ashley Park Condominium set forth in Exhibit B of said Master Deed for a more completed description of said Unit.

Title Reference: See Instrument No. 20160916-0097409, in the Register's Office of Davidson County, Tennessee. Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Grantor's as to its condition or fitness for use other than as expressly set

forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in Tenn. Code Ann. § 67-5-1001, then pursuant to Tenn. Code Ann. § 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that John D. Stevens, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Grantors have hereunto set their signatures, this the day and date first above written.

William Jefferson Hickey, Jr., Trustee

Nancy Johnson Hickey, Trustee

STATE OF TENNESSEE)
)ss.
COUNTY OF DAVIDSON)

On this the 1st day of August, 2019, before me personally appeared, William Jefferson Hickey, Jr. and Nancy Johnson Hickey, as Grantors, known to be the person described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

NOTARY PUBLIC

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM