QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 423431 **DEEDQC**
06/23/2020 08:58:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200623-0067285

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2020.

Notary Public

COMMISSION EXPIRES 2-15-22
(AFFIX SEAL)

JENNIFER L. SAILLIEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Steven B. Hicks and wife, Donna L. Hicks	Steven B. Hicks and wife, Donna L. Hicks	104 10 0 071.00
(Name) 335 Chesterfield Ave. Nashville, TN 37212	335 Chesterfield Ave. Nashville, TN 37212	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,**Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, dated January January 30, 2018**, hereinafter referred to as Grantor(s), hereby quitclaim to **Steven B. Hicks and wife, Donna L. Hicks** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being part of Lot No. 32 on the plan of Bransford Realty Company's West End Heights, of record in Book 332, pages 124 and 125, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 fronts 60 feet on the southwesterly margin of Chesterfield Avenue and extends back 153 feet on the southeasterly line and 142.3 feet on the northwesterly line to a dead line in the rear, measuring 59.8 feet thereon. Subject property was erroneously described in a prior deed as all of Lot No. 32, however, the property conveyed by deed of record in Book 4779, Page 988 in the Register's Office for Davidson County, Tennessee should have been omitted from said description.

Being the same property conveyed to Steven B. Hicks and wife Donna L. Hicks by Warranty Deed from Mary H. Folger and Martha Recher dated May 31, 1989 and filed June 6, 1989 of record in Book 7858, Page 150 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust dated January 30, 2018 by Warranty Deed from Steven B. Hicks and Donna L. Hicks, husband and wife, dated January 30, 2018 and filed

April 9, 2018 of record in Instrument No. 20180409-0033155 in the Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, dated January January 30, 2018 has hereunto set his/her/their signature, on this, the 22nd day of May, 2020.

Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, dated January 30, 2018

Steven B. Hicks, Trustee

Donna L. Hicks, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Steven B. Hicks and Donna L. Hicks**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the **Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, dated January January 30, 2018**, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2020.

Notary Public

My Commission Expires: November 8, 2021

(SEAL)

