Karen Johnson Davidson County
Batch# 471735 DEEDQC
09/08/2020 01:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200908-0102078

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel**
James A. Hickson 3840 Cravath Dr. Nashville, TN 37207	Same	059 11 0 060.00

Quitclaim Deed from Spouse to Spouse

Grantor: Susan Hickson
Grantee: James A. Hickson

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 323 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, as corrected in Book 4091, page 259, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the northeasterly margin of Cravath Drive, common front corner of Lots Nos. 323 and 324; thence with said margin of said Drive, northwestwardly 80.98 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, northeastwardly 39.27 feet to a concrete monument in the southeasterly margin of Rowan Drive; thence with said margin of said Drive 94.59 feet to a point, passing a witness monument at 75.6 feet, the northeast corner of the subject lot; thence south 43° 48' east 99.51 feet to a point; thence southwestwardly 133.3 feet, passing a witness monument at 20.0 feet, to the point of beginning, and measuring 98.9 feet between the two witness monuments on the witness line.

Being the same property conveyed to James A. Hickson and wife, Susan Hickson, by deed from Patricia A. Claybrooks, unmarried, of record in Book 5942, Page 426, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3840 Cravath Dr., Nashville, TN 37207 **also known as:** 697 Rowan Dr., Nashville, TN 37207.

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

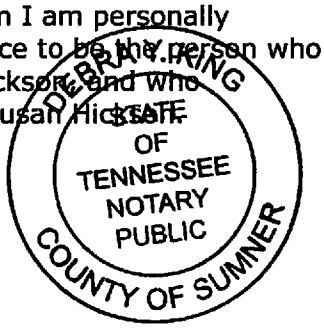
THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF §6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Susan Hickson by Regina Hickson

Susan Hickson by Regina Hickson as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

Pursuant to Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020, and Executive Order No. 52 on June 29, 2020, Regina Hickson personally appeared before me by audio-video communication on August 17, 2020, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Susan Hickson, and who acknowledged that she executed the same as attorney-in-fact for Susan Hickson.



Debra Y. King
Notary Public

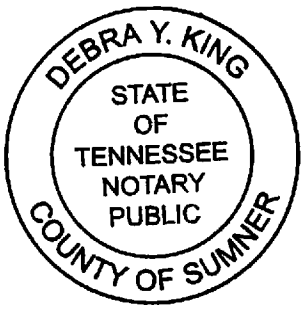
My commission expires: May 25, 2022

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

James A. Hickson
James A. Hickson, Grantee

Sworn to and subscribed before me on August 17, 2020.



Debra Y. King
Notary Public

My commission expires: May 25, 2022

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On August 17, 2020, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King
Notary Public
My commission expires: May 25, 2022

