Karen Johnson Davidson County
Batch# 508707 DEEDWARR
11/04/2020 10:32:31 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201104-0129076

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Ricky Dale Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARRETT TANNER HICKLIN, ET UX	New Owner	**091-10-0-052.00**
(NAME) **5826 LESLIE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RICKY DALE CLARK, EXECUTOR AND DEVISEE UNDER THE LAST WILL AND TESTAMENT OF CLAUDIE BEECHER CLARK A/K/A CLAUDIE B. CLARK,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRETT TANNER HICKLIN AND ELIZABETH HICKLIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 on the Subdivision of Lots Nos. 39 and 40, B. F. Cockrill Farm, a plan of which is of record in Book 332, page 41, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Claudie B. Clark and wife, Joyce E. Clark from Sherman Russell and wife, Debra Sue Russell and Eddie Dixon and wife, Andrea L. Dixon by deed dated May 19, 1980, of record in Book 5608, page 229, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Claudie B. Clark by Quitclaim Deed from Joyce Clark Jackson of record in Book 8767, page 897, said Register's Office. The said Claudie B. Clark, also known as Claudie Beecher Clark, died on June 16, 2020. The Last Will and Testament of Claudie Beecher Clark appointed Ricky Dale Clark as Executor of the Estate. See Probate 20P-1176 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Joyce E. Clark, Joyce Clark Jackson, and Joyce E. Clark Jackson are one and the same person.

This conveyance is subject to maters shown on the Plan of record in Book 332, page 41, and any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5826 LESLIE AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of October, 2020.

Ricky D Clark, Executor

RICKY DALE CLARK,
EXECUTOR OF THE ESTATE OF
CLAUDIE BEECHER CLARK

Ricky Dale Clark

RICKY DALE CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICKY DALE CLARK,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2020.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: May 2, 2022

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICKY DALE CLARK, EXECUTOR OF THE ESTATE OF CLAUDIE BEECHER CLARK,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2020.

My Commission expires: May 2, 2022

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON