Karen Johnson Davidson County
Batch# 679236 DEEDQC
07/19/2021 11:31:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210719-0096481

This instrument was prepared by: **Gayla C. Hendrix, Attorney-at-Law,**
301 N. Public Square, Smithville, Tennessee 37166

Assessor of Property
Davidson County, Tennessee

This is to certify that I have copied the names of the vendor(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.
MAP 142-000 PARCEL 261.00
DATE_____
TAX YEAR_____
_____ASSESSOR

Person or Agency Responsible for Payment of Taxes:

Donna Reed Hicks
10030 Cainsville Road
Lebanon, TN 37090

STATE OF TENNESSEE
COUNTY OF DEKALB

I, or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0 , which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Donna Reed Hicks
Affiant

Sworn to and subscribed before me,
this 3rd day of February, 2020.

Gayla Colvert Hendrix
NOTARY PUBLIC OR REGISTER OF DEEDS:
My commission expires: 3/5/2020

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DEKALB MY COMMISSION EXPIRES 3/5/2022

EMOGENE KNOWLES ROBINSON,

TO

QUITCLAIM DEED

DONNA REED HICKS

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in further consideration of deep and abiding love and affection which the Grantor, Emogene Knowles Robinson, has for her daughter, Donna Reed Hicks, and for other good and valuation consideration, I, EMOGENE KNOWLES ROBINSON, have this day bargained and sold, and do hereby transfer and quitclaim unto DONNA REED HICKS, her successors and assigns, all my right, title, estate, and interest in and to certain lands situated in Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument on the South right-of-way of Old Harding Pike, located S 34° 01; 31" W 171.41 feet from a State right-of-way monument on the North side of Old Harding Pike and the intersection of Highway 70S; thence with the right-of-way of Old Harding Pike N 72° 04" 00" E 116.00 feet to an iron pin; thence severing Peggy Ann Wiggins property with a new line S 17° 56' 00" E 256.46 feet to an iron in the Iroquois Apartments line North of Flat Creek; thence with the Apartments line S 71° 11' 09" W 129.39 feet to an existing iron pin at the base of a chain link fence, also the southeast corner of Glen W. James Property; thence with said James property N 14° 58; 17: W 258.70 feet to point of beginning containing 0.73 acres more or less.

Being the same property conveyed to Emogene Knowles Robinson, from Emogene Knowles and Donna Hicks, two of the Trustees of Knowles Family Trust established June 23, 2015 and pursuant to Trust Agreement, by quitclaim deed, December 17, 2015, recorded in Instrument No. 20151218-0127311, on 12/18/15, Register's Office for Davidson County, Tennessee.

This improved property known as 7087 Old Harding Rd., Nashville, TN.

This instrument and the interest released and quitclaimed are subject to such limitations restrictions and encumbrances as may affect the premises.

IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE SEARCH OR TITLE OPINION HAS BEEN PREPARED BY GAYLA C. HENDRIX CONCERNING THIS TRANSFER, HENCE NO REPRESENTATIONS ARE MADE CONCERNING THE EXISTENCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, ETC.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 3rd day of February, 2020.

Emogene Knowles Robinson

EMOGENE KNOWLES ROBINSON,
GRANTOR

STATE OF TENNESSEE

COUNTY OF DEKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, EMOGENE KNOWLES ROBINSON, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 3rd day of February, 2020.

NOTARY PUBLIC

My commission expires: 3/5/2020

GAYLA COLLEEN HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB
MY COMMISSION EXPIRES 3/5/2022