Karen Johnson Davidson County
Batch# 825353 DEEDQC
03/21/2022 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220321-0032148

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 Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Regina Hickson and Kenneth Hickson, Co-Trustees P.O. Box 281223 Nashville, Tennessee 37228	Same	059 11 0 060.00

Executor's Deed

The undersigned Grantor, Regina Hickson, the duly-appointed Executor of the Estate of James Arnold Hickson, deceased (the "Decedent"), which estate is administered in the Probate Court of Davidson County, Tennessee, Case Number 21P1507, in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will which was duly admitted to probate in Davidson County, Tennessee, hereby quitclaims to Regina Hickson and Kenneth Hickson, Co-Trustees of the Susan Hickson Special Needs Trust, all right, title, and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly 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 Louis Gilmer Fisher and wife, Virginia E. Fisher, by deed from Michael F. St. Amour and wife, Mary Ann St. Amour, of record in Record Book 373, Page 654, Register's Office for Sumner County, Tennessee.

Being the same property conveyed to James A. Hickson by deed from Susan Hickson of record in Instrument No. 20200908-0102078, Register's Office of Davidson County, Tennessee.

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

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

A certified copy of the Grantor's Letters Testamentary are attached hereto.

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 REFORM ACT OF 1986.

Regina Hickson, Grantor

State of Tennessee
County of Sumner

On February 18, 2022, before me personally appeared Regina Hickson, 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.

Notary Public
My commission expires: 9-20-22

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9-20-22

* *

State of Tennessee
County of Sumner

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

Regina Hickson, Grantee
Co-Trustee

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9-20-22

Sworn to and subscribed before me on February 18, 2022.

Notary Public
My commission expires: 9-20-22

* *

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **REGINA HICKSON** DOCKET NO: **21P1507**

*It appearing to the Court that **JAMES ARNOLD HICKSON** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **REGINA HICKSON**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS: Richard R. Rooker, Clerk of the Probate Court, at office, this **September 9th, 2021**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **REGINA HICKSON** as **Executrix** of the estate of **JAMES ARNOLD HICKSON**, deceased, and I do further certify that **REGINA HICKSON** is still acting **Executrix** of the estate of **JAMES ARNOLD HICKSON** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 25 day of February, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.

TRUE Copy Certification

I, Sara Barbour, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 18, 2022.

Sara Barbour
Signature

February 18, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 18th day of February, 2022.

Catherine L. Danton
Notary's Signature
My Commission Expires: 5/25/2022

