This Instrument Prepared By:
Ryan Knight, Attorney
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 957188 DEEDWARR
01/03/2023 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20230103-0000362

New Owner:	Send Tax Bill:	Map/Parcel
Steven B. Hicks and Donna L. Hicks, Trustees, of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust dated January 30, 2018 335 Chesterfield Avenue Nashville, TN 37212	SAME	Map104-10 Parcel 71 26W-07405

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).



AFFIANT

Sworn to and subscribed before me this 7th day of December, 2022.

Notary Public

My Commission Expires: 3/19/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **STEVEN B. HICKS and DONNA L. HICKS**, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, 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**, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HAND this 7th day of December, 2022.

By: _____
STEVEN B. HICKS

_____
DONNA L. HICKS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven B. Hicks and Donna L. Hicks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Franklin, Tennessee, this 7th day of December, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Exhibit A

Property Description

Said property is described 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, Register's Office for said County.

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 the prior deed as all of Lot No. 32, however, the property conveyed by deed of record in Book 4779, page 988, said Register's Office should have been omitted from said description.

Being the same property conveyed to Steven B. Hicks and Donna L. Hicks by deed from Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, dated January 30, 2018, of record in Instrument No. 20200623-0067285, Register's Office for Davidson County, Tennessee.

This is improved property known as 335 Chesterfield Avenue, Nashville, Tennessee 37212.