THIS INSTRUMENT PRI

W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, Affiant
Subscribed and sworn before me this the
2 Day of July, 2024.
Julia Rivera, Deputy Register

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
Carolyn F. Hicks 47 Harlow Ave. Northampton, MA 01060	SAME	02100003000 02100003100

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, NHUNG HICKS, ("GRANTOR"), do hereby transfer, convey and quitclaim unto CAROLYN F. HICKS, her heirs and assigns, ("GRANTEE"), all of GRANTOR'S right, title and interest in and certain tracts or parcels of land located in Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand, this 30th day of May, 2024.

NHUNG HICKS

NOTARIAL CERTIFICATE

TO ALL TO WHOM these presents shall come

I, LUCY NETTO, NOTARY PUBLIC duly admitted, authorized to practice in the Republic of Singapore, DO HEREBY CERTIFY THAT NHUNG HICKS was present before more on the date stated below and she affixed her signature to the attached Quitclaim Deed in my presence.

IN FAITH AND TESTIMONY whereof I the said notary have subscribed my name and set and affixed my seal of office at Singapore, this 30th day of May, 2024.

Karen Johnson
Batch # 1153675
07/02/2024 10:11:23 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240702-0049794

NOTARY PUBLIC
My Commission Expires: 30 September 2024

NOTARY PUBLIC
Lucy Netto
NP2023/0515
1 Oct 2023 – 30 Sep 2024
SINGAPORE

TRACT 1: 6276 Old Clarksville Pike 02100003000

A certain parcel or tract of land located in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Paradise Hill or Clarksville Road, the northeast corner of this tract and the northwest corner of a tract formerly belonging to Heim; thence North 75-3/4° West along the center of said Road, 43.9 poles to the northeast corner of a tract of 10.53 acres, conveyed by A. 0. Baxter and wife, to J. C. Chambliss, by deed of record in Book 875, Page 773, Register's Office of Davidson County, Tennessee, and later corrected by deed of record in Book 866, Page 468, said Register's Office, and the same being the northwest corner of the tract herein described; thence South 19-½° West along said Chambliss' east line, 31.2 poles to a point, the northwest corner of a tract of 5.24 acres conveyed by A. O. Baxter and wife, to Harry Roop, by deed of record in Book 882, Page 573, Register's Office of Davidson County, Tennessee; thence with Roop's north line, South 65-¼° East 11.68 poles, South 62° East 14 poles,

Roop's northeast corner, and an interior corner of the tract herein described; thence with Roop's easterly line, South 15-3/4° West 31 poles to said Roop's southeasterly corner; thence with Roop's south line, North 73-1/2° West 20.6 poles to a point, a corner of the Roop tract, also a corner of the Chambliss tract, both of which are hereinabove referred to; thence with the line of the Chambliss tract, South 28-1/2° West 13.64 poles to a point, said Chambliss' most southerly corner, thence South 30-1/4° East 21.6 poles to a stake, the southwest corner of this tract, in the line of the old Trundoker's property; thence with said line North 79-1/2° East 60.88 poles to two white oaks and two hickory pointers, an interior corner of the Heim tract and the southeast corner of this tract; thence with said Heim's tract North 2-1/2° East 70-1/2 poles to the point of beginning.

There is included in the above description and to be excluded there from a tract of land containing 3.27 acres heretofore sold by deed of A. 0. Baxter and wife, to D. A. Harris, by deed of record in Book 1046, Page 84 of said Register's Office, which is here referred to for a more particular description of said tract of 3.27 acres.

There is also included in the above description and to be excluded there from a tract of land conveyed to James F. Oakley and wife, Delsie G. Oakley, by deed from R. B. Hicks and wife, of record in Book 1542, Page 265, said Register's Office, containing 12.8 acres, more or less.

Landis W. Hicks acquired a 1/12th undivided interest in said property by deed of record in instrument number 2018-0329-0029752, R.O.D.C. Landis W. Hicks died intestate on September 22, 2023 and his interest vested in his wife NHUNG HICKS under the Tennessee laws of intestacy.

TRACT 2: 3831 Old Clarksville Pike 02100003100

BEING Lot No. 17 in Eberlee's Plan and bounded as follows:

BEGINNING at a stake in the Nashville and Clarksville Road at Geo. Munis and Allen Heirs corner; thence South 78° East 46.32 poles to a stake, thence North 48 poles to a stake in the road, with gum and maple pointers; thence with center of Clarksville Road, North 78° West 46' 32 poles to the beginning, containing by survey 13 acres and 97 poles more or less.

Landis W. Hicks acquired a 1/12th undivided interest in said property by deed of record in instrument number 2018-0329-0029752, R.O.D.C. Landis W. Hicks died intestate on September 22, 2023 and his interest vested in his wife NHUNG HICKS under the Tennessee laws of intestacy.

NC0O4708DG

NOTARIAL CERTIFICATE

TO ALL TO WHOM these presents shall come

I, Netto Leslie Nee Lucy Michael, NOTARY PUBLIC duly admitted, authorised to practise in the Republic of Singapore, DO HEREBY CERTIFY

That I was present on the **30th day of May 2024** at Singapore and did then and there **WITNESS** the execution of **NHUNG HICKS** (UNITED STATES OF AMERICA Passport No. **683322187**) on the **QUITCLAIM DEED** (3 pages).

IN FAITH AND TESTIMONY whereof I the said notary have subscribed my name and set and affixed my seal of office at Singapore, this 30th day of May 2024.

NOTARY PUBLIC
SINGAPORE

NOTARY PUBLIC
Lucy Netto
NP2023/0515
1 Oct 2023 – 30 Sep 2024
SINGAPORE

By virtue of Rule 8(3)(c) of the Notaries Public Rules, a Notarial Certificate must be authenticated by the Singapore Academy of Law in order to be valid.

With effect from 16 September 2021, a Notarial Certificate shall be deemed to be validly authenticated by the affixing of an Apostille to the back of the Notarial Certificate.

the signature, seal or stamp and the capacity of the person who has signed the attached Singapore public document, and, where appropriate, the identity of the seal or stamp. It does not certify the authenticity of the underlying document.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country.

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https://legalisation.sal.sg
or scan QR code:

Verification code: 71178062

1. **Country:** Singapore

This public document

2. **Has been signed by:** Netto Leslie Nee Lucy Michael
3. **Acting in the capacity of:** Notary Public
4. **Bears the seal/stamp of:** Notary Public

Certified

5. **At:** Singapore Academy of Law
6. **The:** 30th May 2024
7. **By:** Melissa Goh, Director, Trust Services, SAL
8. **No.:** AC0O470P1E
9. **Seal/Stamp:**
10. **Signature:**

