Karen Johnson Davidson County
Batch# 1194229 DEEDWARR
10/16/2024 02:24:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241016-0080290

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $-0-. This property is exempt pursuant to T.C.A. §66-5-209 (3)

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2024.

Notary Public
My commission expires: 8/19/2026

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
R. Patrick Parker
Parker & Associates
117 Saundersville Road, Ste 201
Hendersonville, TN 37075

EXECUTOR'S DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darrin Hickman	**Same**	**23-56.00** **25-8-26.00** **25-8-47.00** **16-0-157** **25-8-27** **41- 8- 27** **41-8- 29** **41-8-29**
124 Mansker Park Drive		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Darrin Hickman, Executor of the Estate of James Hickman, Jr.** ("GRANTOR"), acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of James Hickman, Jr., deceased, that was duly admitted to probate in the **Probate Division of the Cirucit Court for Davidson County, Tennessee, Docket No. 24-P-1616,** and by provisions of said Last Will and Testament, have bargained and sold, and by these presents do transfer and convey unto **Darrin Hickman** ("GRANTEE"), his heirs and assigns, certain tracts or parcels of land as follows:

Described property located in Davidson County, Tennessee, to wit:

Property 1:

Beginning at an iron pin at the intersection of the center line of Lickton Pike and the easterly margin of a private road; thence with the center line of Lickton Pike, North 49° east 4 poles and 6 links to an iron pin; thence leaving said Pike, North 42° west 12 poles and 8 links to a stone at a fence South 47° west 3 ½ poles to the easterly margin of a private road; thence with the margin of the same, South 35° east 13 poles and 23 links to the beginning.

Being the same property conveyed to James Hickman, Jr. by Warranty Deed from Darrin Hickman and wife, Jennifer Hickman, recorded on April 13, 2017 in Instrument No. 20170413-0036326, Register's Office for Davidson County, Tennessee. The said James Hickman Jr. died on January 25th, 2023, testate. Said Last Will and Testament of James Hickman, Jr. was admitted to probate on September 6, 2024, case no. 24-P-1616, Probate Division of the Circuit Court for Davidson County, Tennessee.

This is improved property known as 5464 Lickton Pike, Goodlettsville, Tennessee, 37072

Property 2:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 10 on the Plan of J.W. Harris Subdivision of record in Book 547, page 46, Register's Office for said County, described according to an unrecorded survey by Donald R. Carver, Surveyor Lic. No. 271, dated August 9, 1979, as follows: Beginning at a point in the north line of Harris Steet, this point being the southeast corner of Lot No. 10; thence along said right of way, North 79 degrees 40' West for 60.00 feet to a point' thence North 4 degrees 35' East 234.3 feet to a point; thence North 73 degrees 35' West for 256.6 feet to the point of beginning.

Being the same property conveyed to James Hickman and wife, Betty Hickman by Warranty Deed from Isabell and Tommy Lee Wayne, husband and wife, recorded on January 1, 2009 in Instrument No. 20090120-0004946, Register's Office for Davidson County, Tennessee. The said Betty Hickman died on November 12, 2009. The said James Hickman Jr. died on January 25th, 2023, testate. Said Last Will and Testament of James Hickman, Jr. was admitted to probate on September 6, 2024, case no. 24-P-1616, Probate Division of the Circuit Court for Davidson County, Tennessee.

This is improved property known as 117 Harris Street, Goodlettsville, Tennessee 37072.

Property 3:

Being Lot No. 16 on the Plan showing the J. W. Harris' Subdivision at Goodlettsville, Tennessee, as of record in Book No. 547, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 100 feet on the south side of Harris street and runs back between parallel lines 300 feet to the property owned by B. D. Bell.

Being the same property conveyed to James Hickman and wife, Betty Hickman by Warranty Deed from Ramona Marie Knight Pigue, recorded on January 1, 2008 in Instrument No. 20080110-0003222, Register's Office for Davidson County, Tennessee. The said Betty Hickman died on November 12, 2009. The said James Hickman Jr. died on January 25th, 2023, testate. Said Last Will and Testament of James Hickman, Jr. was admitted to probate on September 6, 2024, case no. 24-P-1616, Probate Division of the Circuit Court for Davidson County, Tennessee.

This is improved property known as 116 Harris Street, Goodlettsville, Tennessee 37072.

Property 4:

A small tract of land on the southern boundary of said property, and described as follows:

Beginning at an iron stake close to a spring and corner to the Barry property; thence North 47 degrees West following a fence line 155 feet to a point; thenced North 56 degrees 45 minutes East 153 feet to a point in a 60 foot lane; thence South 47 degrees East 144 feet to a post; thence leaving said lane North 56 degrees 45 minutes East 153 feet, more or less to the point of beginning.

Being the same property conveyed to James Hickman and wife, Betty Hickman by Warranty Deed from Denise Kincaid, recorded on August 7, 2002 in Instrument No. 20020807-0094916, Register's Office for Davidson County, Tennessee. The said Betty Hickman died on November 12, 2009. The said James Hickman Jr. died on January 25th, 2023, testate. Said Last Will and Testament of James Hickman, Jr. was admitted to probate on September 6, 2024, case no. 24-P-1616, Probate Division of the Circuit Court for Davidson County, Tennessee.

This is improved property known as 5460 Lickton Pike, Goodlettsville, Tennessee 37072.

Property 5:

Being in the 10th Civil District of said County, being surveyed by L.B. Petty, Surveyor, September 6, 1957, as follows: BEGINNING at a fence post on the westerly margin of Lickton Pike at the southwest corner of the property conveyed to H. T. Wheeler and wife, by deed from Cora Adams, as of record in Book 1207, page 369; thence along the margin of said Road, south 42 degrees west 95.5 feet to a stake at the southeast corner of a .36 acre tract shown on said survey; thence along the northeasterly line of said tract, north 41 degrees 30 minutes/ west 220 feet to a stake in a fence' thence south 53 degrees 30 minutes west 59 feet to a post near the margin of a right of way; thence south 34 degrees 40 minutes east 237 feet to a stake in the westerly margin of Lickton Road; thence with the margin of said road; thence along the center of said road, north 35 degrees 45 minutes west 731 feet to a point, 4.5 feet north of the northwest corner of a spring house; thence crossing right of way and running with a fence, north 49 degrees east 150 feet to a point 18 inches south of a fence post at a corner of the Wheeler property; thence along the west line of the Wheeler property, south 44 degrees 30 minutes east 483.7 feet to a corner of fence continuing with said Wheeler's property, south 41 degrees 30 minutes east 204 feet to the point of beginning, containing 2.91 acres, more or less.

Being the same property conveyed to James R. Hickman and wife, Betty Hickman by Warranty Deed dated September 5, 1978 from James D. Barry and wife, Dorothy Barry of record in Record Book 5333, page 679, Register's Office for Davidson County, Tennessee. The said Betty Hickman died on November 12, 2009. The said James Hickman Jr. died on January 25th, 2023, testate. Said Last Will and Testament of James Hickman, Jr. was admitted to probate on September 6, 2024, case no. 24-P-1616, Probate Division of the Circuit Court for Davidson County, Tennessee.

This is improved property known as 5462 Lickton Pike, Goodlettsville, Tennessee 37072.

Property 6:

Being the westerly 35 feet of Lot No. 10 on the Plan of the J.W. Harris Subdivision of a part of the Clark Home Place, at Goodlettsville, as of record in Book 547, page 48, Register's Office for Davidson County, Tennessee.

Said westerly 35 feet of Lot No. 10 fronts 35 feet on the northerly side of Harris Street and runs back 239 feet on the West line and 242 feet, more or less, on the East line, and shows 35 feet on the rear line.

Being the same property conveyed to James R. Hickman and wife, Betty Hickman by Warranty Deed dated January 31, 1997 from Mollie Isabel of record in Record Book 10334, page 355, Register's Office for Davidson County, Tennessee. The said Betty Hickman died on November 12, 2009. The said James Hickman Jr. died on January 25th, 2023, testate. Said Last Will and Testament of James Hickman, Jr. was admitted to probate on September 6, 2024, case no. 24-P-1616, Probate Division of the Circuit Court for Davidson County, Tennessee.

This is improved property known as 119 Harris Street, Goodlettsville, Tennessee 37072.

Property 7:

BEING land in the Tenth (10th) Civil District of Davidson County, Tennessee, and being Lot Nos. 3, 4 and 5 on the plan of the subdivision of J. B. Kennaston's 10.29-acre tract, not of record, described according to a survey made by Harry Gee, Surveyor, June 8, 1949, as follow:

SAID Lot No. 3 begins in the center of Dickerson Road at the southeast corner of the property conveyed to John W. Crunk and wife by deed from J. B. Kennaston and wife, of record in Book 1733, page 354, said Register's Office, being the corner of Lots No. 3 and 4; thence with the line between said two lots North 68 degrees 20 minutes west 519.3 feet to an iron pin; thence South 26 degrees 07 minutes west 100.4 feet to an iron pin in the corner of Lots No. 2 and 3; thence with the line between said two lots North 68 degrees 20 minutes east 529 feet to the center line of said Dickerson Road; thence with same Northwardly 100 feet to the beginning.

SAID Lot No. 4 begins in the center line of the Dickerson Road at a point 100 feet north of the northeast corner of the property conveyed to David L. Carver by deed from J. B. Kennaston and wife of record in Book 1677, page 474, and by deed of correction of record in Book 1680, page 355, Register's Office for Davidson County, being the corner of Lots No. 3 and 4; thence with the center of said Road North 20 degrees 34 minutes east 100 feet to the corner of lots No. 4 and 5; thence with the line between said two lots North 68 degrees 20 minutes west 510-feet to an iron pin; thence South 25 degrees 54 minutes west 100.3 feet to an iron pin at the corner of Lots No. 3 and 4; thence with the line between said two lots South 68 degrees 20 minutes east 519.3 feet to the beginning.

SAID Lot No. 5 begins in the center of Dickerson Road at the northeast corner of the property conveyed to John W. Crunk, Sr., and wife by deed from J. B. Kennaston and wife, of record in Book 1733, page 354, said Register's Office, being the corner of Lots No. 4 and 5; thence with the line between said two lots North 68 degrees 20 minutes West 510 feet to an iron pin; thence North 22 degrees 58 minutes east 100 feet to an iron pin in the corner of Lots No. 5 and 6; thence with the line between said two lots South 68 degrees 20 minutes east 505.8 feet to the center line of Dickerson Road; thence with the center of same Southwardly 100 feet to the beginning.

Being the same property conveyed to James Hickman by Warranty Deed dated June 12, 2012 from Patricia Kay Frensley recorded on June 12, 2012 in Instrument No. 20120612-0051107, Register's Office for Davidson County, Tennessee. The said James Hickman Jr. died on January 25th, 2023, testate. Said Last Will and Testament of James Hickman, Jr. was admitted to probate on September 6, 2024, case no. 24-P-1616, Probate Division of the Circuit Court for Davidson County, Tennessee.

This is improved property known as 3940 Dickerson Pike, Nashville, Tennessee 37207.

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 as such Beneficiaries and Executor we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered of record; and we do further covenant and bind ourselves, our successors and representatives, that as such Beneficiaries and Executor, but not further or otherwise, we will 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. 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 hands this 3rd day of October, 2024.

ESTATE OF JAMES HICKMAN JR.

Darri Hickman

Darrin Hickman-Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Darrin Hickman** as Executor of the Estate of James Hickman, Jr. with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the Executor and Beneficiary of the Estate of James Hickman, Jr. executed the foregoing instrument for the purposes contained.

Witness my hand and seal, this 3rd day of October, 2024.

Brenda Norton
NOTARY PUBLIC

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

My Commission Expires: 8/19/2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/03/24 (date of document).

Affiant Signature

10/16/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 16th day of October, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL