Karen Johnson Davidson County
Batch# 1194695 DEEDQC
10/17/2024 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241017-0080521

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Wright Harlin Hickerson and Mariko Anne Hickerson 5211 Granny White Pike Nashville, TN 37220	New Owner(s)	118-01-0Q-212.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Wright Harlin Hickerson, married,** by these presents do hereby quitclaim and convey unto **James Wright Harlin Hickerson and Mariko Anne Hickerson, husband and wife,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land: MH JH

A certain condominium located in Davidson County, Tennessee, being Unit No. 212 of 12th Avenue Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 12th Avenue Residential Condominium of record in Instrument Number 20110324-0022881, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to James Wright Harlin Hickerson, an unmarried person by Warranty Deed from Clifton Corey Collier of record in Instrument No. 20140408-0029205 Register's Office for Davidson County, Tennessee, dated April 07, 2014 and recorded on April 08, 2014.

Being also known as 1205 Paris Avenue #212 Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
14th day of October, 2024.

Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of October, 2024.

James Wright Harlin Hickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **James Wright Harlin Hickerson**, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of October, 2024.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 October 14. 2024.

Affiant Signature

17th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

