THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson Davidson County
Batch # 1202837 DEEDQC
11/07/2024 03:47:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0087091

QUITCLAIM DEED

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

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and for the express purpose of funding a revocable trust pursuant to the terms thereof, I, CAROLYN F. HICKS do hereby quitclaim and by these presents do transfer and convey unto CAROLYN F. HICKS, TRUSTEE OF CAROLYN F. HICKS INVESTMENT TRUST U/T/A DATED AUGUST 6, 2021, her successors and assigns, all of my right, title and interest in certain real property located in Davidson County, Tennessee (the "Property"), more fully described on **Exhibit A**, attached hereto and incorporated herein by reference.

Said Property is subject to all limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of November, 2024.

Carolyn F. Hicks
CAROLYN F. HICKS

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF FRANKLIN)

Before me personally appeared CAROLYN F. HICKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 4th day of November, 2024.

Vy Nguyen
Notary Public

My Commission Expires: Oct. 4th, 2030

Vy Le Ha Nguyen
MY COMMISSION EXPIRES
October 4, 2030
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

EXHIBIT A

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.

Carolyn F. Hicks owns a one-half (1/2) undivided interest in said property. See deeds of record in instrument number 20210813-0109880, instrument number 20240702-0049794 and instrument number 20240711-0052048, R.O.D.C.

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.

Carolyn F. Hicks owns a one-half (1/2) undivided interest in said property. See deeds of record in instrument number 20210813-0109880, instrument number 20240702-0049794 and instrument number 20240711-0052048, R.O.D.C.