Karen Johnson
Batch # 1203511
11/13/2024 09:02:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241113-0088183

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Jones, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
SPARKLE RENTALS TWO, LLC 4681 Chandler Rd Hermitage, TN 37076	SPARKLE RENTALS TWO, LLC P.O. Box 1159 Mt. Juliet, TN 37121	086 00 0 311.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FRANK HICKMAN**, by these presents does hereby quitclaim and convey unto **SPARKLE RENTALS TWO, LLC**, a Tennessee limited liability company, all of his right, title and interest in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT 1:

Being a 1.10, more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, said tract further described as being Lot No. 3A on the Plan of Resubdivision, of Stoners Bend Business Park as of record in Plat Book 6900, page 855, Register's Office for Davidson County, Tennessee.

Included in the above, but specifically excluded therefrom is that portion thereof described as follows:

A small portion of Lot 3A of the Stoners Bend Business Park and being Tract "A" of the "Resubdivision of Lots 3A of the Stoners Bend Business Park as recorded in Book 11190, page 117, Register's Office for Davidson County, Tennessee, said Tract "A" containing 0.081 acres or 3,520 square feet, more or less according to said plat.

TRACT 2:

Land in Davidson County, Tennessee, being a small portion of Lot 3A of the Stoners Bend Business Park and being Tract "B" of the "Resubdivision of Lots 3A of the Stoners Bend

Bend Business Park as recorded in Book 11190, page 117, Register's Office for Davidson County, Tennessee, said Tract "B" containing 0.009 acres or 375 square feet, more or less according to said plat.

TRACTS 1 and 2 being the same property conveyed to David Hickman and Frank Hickman, as tenants in common, by deed from Warren D. Hickman and wife, Janetta P. Hickman, of record as Document No. 20050215-007110 Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being Lots(s) 2C, as shown on the map entitled Resubdivision of Lot 2, Stoners Bend Business Park, of record as Instrument No. 20011003-0107136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 3 being the same property conveyed to David Hickman and Frank Hickman, as tenants in common, by deed from Cornwell & Cornwell, L.P. of record as Document No. 20031230-0183711 Register's Office for Davidson County, Tennessee.

SUCH TRACTS BEING the same property conveyed to Frank Hickman by Quitclaim Deed from David Hickman, of record as Instrument No. 20150626-0061881, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3351 Stoners Bend Drive, Hermitage, Davidson County, Tennessee.

WITNESS my hand this 7th day of November, 2024.

FRANK HICKMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, Notary Public, **FRANK HICKMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 7th day of November, 2024.

Notary Public

My Commission Expires: 10.4.27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

FRANK HICKMAN

Sworn to and subscribed before me, this 7 day of November, 2024.

Notary Public

My Commission Expires: 10.4.27

KERI IEZZI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires: October 4, 2027