THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1207793 DEEDQC
11/22/2024 07:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241122-0091302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Yvonne M. Hicks
Affiant

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

SUBSCRIBED AND SWORN to before me, this the 21st day of November, 2024.

Notary Public
My Commission Expires: 09/05/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Yvonne M. Hicks Living Trust **6541 Frye Lane** **Hermitage, TN 37076**	**Yvonne M. Hicks Living Trust** **6541 Frye Lane** **Hermitage, TN 37076**	**074-16-0A-101.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Yvonne Marie Hicks, an unmarried woman** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Yvonne M. Hicks Living Trust dated November 21, 2024** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Yvonne Marie Hicks, an unmarried woman, by Special Warranty Deed from Parkhaven Communities, LLC, a Tennessee limited liability company, of record at Instrument number 20221221-0131709, in the Register's Office for Davidson County, Tennessee, dated December 20, 2022.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights. Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **6541 Frye Lane, Hermitage, Tennessee 37076**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 21st day of November, 2024.

GRANTOR:

Yvonne Marie Hicks

Yvonne Marie Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of November, 2024, before me personally appeared Yvonne Marie Hicks, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 21st day of November, 2024.

Notary Public
My commission expires: 09/05/2028
(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 November 21, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 21st day of November, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2024.

Notary Public
My commission expires: 09/05/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028