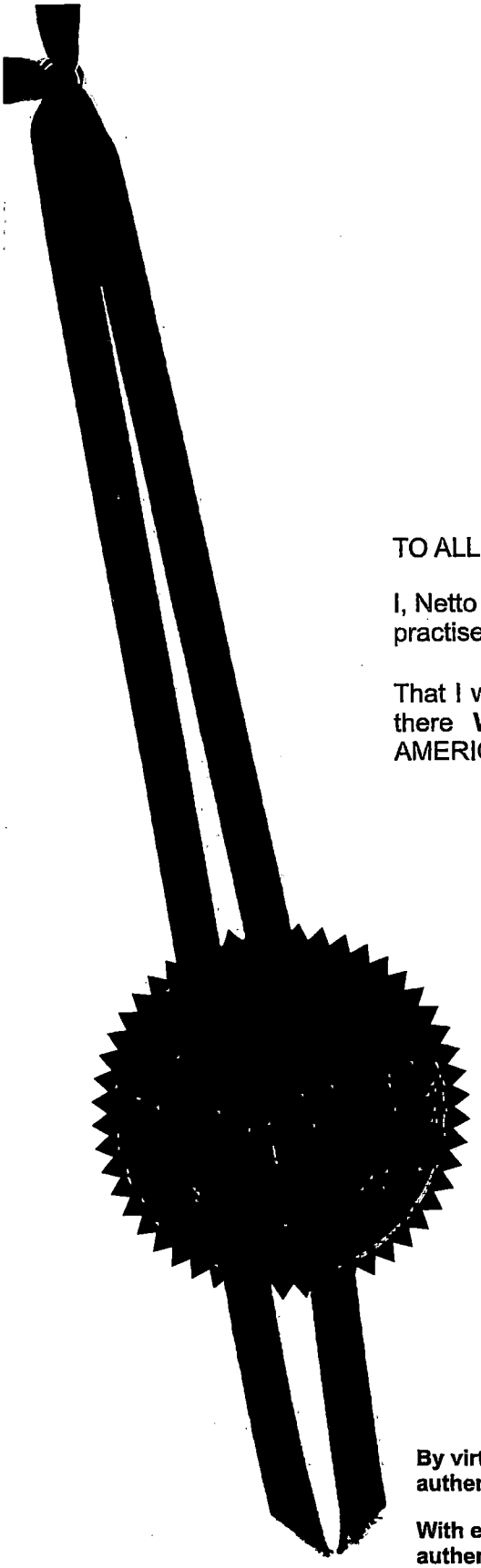


Karen Johnson Davidson County
Batch # 1217835 DEEDQC
12/18/2024 03:27:28 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20241218-0098411

NC0O4708BA

NOTARIAL CERTIFICATE

TO ALL TO WHOM these presents shall come

I, Netto Leslie Nee Lucy Michael, NOTARY PUBLIC duly admitted, authorised to practise in the Republic of Singapore, DO HEREBY CERTIFY

That I was present on the **30th day of May 2024** at Singapore and did then and there **WITNESS** the execution of **NHUNG HICKS** (UNITED STATES OF AMERICA Passport No. **683322187**) on the **QUITCLAIM DEED** (2 pages).

IN FAITH AND TESTIMONY whereof I the said notary have subscribed my name and set and affixed my seal of office at Singapore, this 30th day of May 2024.

NOTARY PUBLIC
SINGAPORE

NOTARY PUBLIC
Lucy Netto
NP2023/0515
1 Oct 2023 – 30 Sep 2024
SINGAPORE

By virtue of Rule 8(3)(c) of the Notaries Public Rules, a Notarial Certificate must be authenticated by the Singapore Academy of Law in order to be valid.

With effect from 16 September 2021, a Notarial Certificate shall be deemed to be validly authenticated by the affixing of an Apostille to the back of the Notarial Certificate.

APOSTILLE

(Convention de La Haye du 5 Octobre 1961)

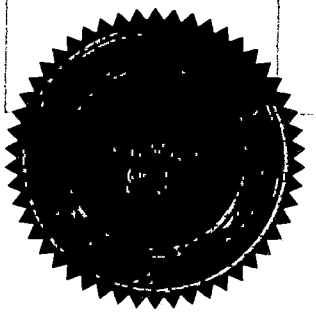
This **Apostille** only certifies the authenticity of the signature, seal or stamp and the capacity of the person who has signed the attached Singapore public document, and, where appropriate, the identity of the seal or stamp. It does not certify the authenticity of the underlying document.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country.

To verify this **Apostille**, go to
https://legalisation.sal.sg
or scan QR code:

Verification code: 63768451

1. **Country:**	Singapore
This public document	
2. **Has been signed by:**	Netto Leslie Nee Lucy Michael
3. **Acting in the capacity of:**	Notary Public
4. **Bears the seal/stamp of:**	Notary Public
Certified	
5. **At:**	Singapore Academy of Law
6. **The:**	30th May 2024
7. **By:**	Melissa Goh, Director, Trust Services, SAL
8. **No.:**	AC0O470OZZ
9. **Seal/Stamp:**	10. **Signature:** Melissa



THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
Carolyn F. Hicks 47 Harlow Ave. Northampton, MA 01060	SAME	02100001400

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, NHUNG HICKS, ("GRANTOR"), do hereby transfer, convey and quitclaim unto CAROLYN F. HICKS, her heirs and assigns, ("GRANTEE"), all of GRANTOR'S right, title and interest in and certain tracts or parcels of land located in Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 30th day of May, 2024.

NHUNG HICKS

NOTARIAL CERTIFICATE

TO ALL TO WHOM these presents shall come

I, LUCY NETTO, NOTARY PUBLIC duly admitted, authorized to practice in the Republic of Singapore, DO HEREBY CERTIFY THAT NHUNG HICKS was present before more on the date stated below and she affixed her signature to the attached Quitclaim Deed in my presence.

IN FAITH AND TESTIMONY whereof I the said notary have subscribed my name and set and affixed my seal of office at Singapore, this 30th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 30 September 2024

NOTARY PUBLIC
Lucy Netto
NP2023/0515
1 Oct 2023 – 30 Sep 2024

EXHIBIT A

3722 Old Clarksville Pike 02100001400

A tract of land in the 14th Civil District of said County and State and described according to a sketch made October 11, 1954, by John M, Sullivan, County Surveyor, as follows:

Beginning at a point in the centerline of Old Clarksville Pike at the southwest corner of the Foster lands being opposite an old tree row and part of an old fence as pointers; thence with the center of said pike, south 78° east 210 feet to a point; thence north 4° 24' east 388.1 feet to a point; thence north 79° 40' west 249.2 feet to a point in a fence line being Hockebeil's east line; thence with his east line, south 1° 28' east 388.1 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Landis W. Hicks by deed of record in instrument #20180329-0029751, R.O.D.C. Landis W. Hicks died intestate on September 22, 2023 and his interest vested in his wife NHUNG HICKS under the Tennessee laws of intestacy.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

SUBSCRIBED AND SWORN to before me by W. Wayne Pewitt, II
this 17th day of December, 2024.

Notary Public
My Commission Expires: 3/20/2028

SAMUEL P. HELMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 20, 2028