Karen Johnson
Batch # 1226452
01/14/2025 03:37:11 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250114-0003019

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

QUITCLAIM DEED

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

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 6th day of January, 2024.

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 6 day of January, 2024.

TERESA M. BLAIS
MY COMMISSION EXPIRES JULY 29, 2027
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Notary Public

My Commission Expires: 7/29/2027

EXHIBIT A

3722 Old Clarksville Pike

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 Carolyn F. Hicks by deed of record in instrument #20241218-0098411, R.O.D.C.