WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254256 DEEDWARR
03/31/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250331-0024272

File No. DH-25-8742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-02-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC	Same as New Owner	
(NAME)	(NAME)	
5000 Riverside Dr, Bldg 5, Ste 100W		147-06-0-005.00
(ADDRESS)	(ADDRESS)	
Irving, TX 75039		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **David Hickerson, Executor of Estate of Barbara Ann Hickerson**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Battery Crest Subdivision, Section 1 of record in Plat Book 2900, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clayton O. Smith and wife, Lucille S. Smith by Warranty Deed from B & B Co. a Tennessee corporation of record in Book 3308, page 121, Register's Office for Davidson County, Tennessee, dated October 27, 1961 and recorded on October 27, 1961.

Being the same property conveyed to Lucille N. Smith by Quitclaim Deed from Clayton O. Smith of record in Book 10278, page 806, Register's Office for Davidson County, Tennessee, dated November 05, 1996 and recorded on November 05, 1996.

Being the same property conveyed to Lucille N. Smith and Barbara A. Hickerson, as joint tenants with right of survivorship by Quitclaim Deed from Lucille N. Smith of record in Book 10890, page 106, Register's Office for Davidson County, Tennessee, dated April 15, 1998 and recorded on April 20, 1998.

Being the same property conveyed to Barbara A. Hickerson by Quitclaim Deed from Lucille N. Smith of record in Instrument No. 20021231-0162609 Register's Office for Davidson County, Tennessee, dated December 27, 2002 and recorded on December 31, 2002. Barbara A. Hickerson, aka Barbara Ann Hickerson, subsequently died testate on December 10, 2024 and her Last Will & Testament has been admitted for Probate in the Circuit Court of Davidson County, Tennessee, Case No. 25P377. Pursuant to the terms of her Last Will &

Testament, Barbara A. Hickerson gave her Executor the authority to sell her real property as part of her estate.

This is property more commonly known as 202 Garrett Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this ~~14th~~ DN 28th day of March, 2025.

Estate of Barbara Ann Hickerson

By: _____ Executor
David Hickerson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Hickerson, Executor of the Estate of Barbara Ann Hickerson, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who acknowledged that he, as Executor of the Estate of Barbara Ann Hickerson, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~14th~~ 28th day of March, 2025.

Russell Norment
Notary Signature
My commission expires: 10/04/2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 **March 28, 2025**.

Date

D. Hardwick

Affiant Signature

March 31, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

