QuitClaim Deed

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 24 day of APRIL, 2025.

NOTARY PUBLIC
My Commission Expires:
09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1265113 DEEDQC
04/25/2025 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250425-0032104

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
NATHANIEL K. HICKS, and LYNETTE F. HICKS, Trustees 2225 Riverway Dr. Old Hickory, TN. 37138	New Owner	053 06 0B / 002.00 061 11 0 / 302.00

FOR AND IN CONSIDERATION OF TEN DOLLARS, ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and In further fulfillment of the terms of the **NATHANIEL K. and LYNETTE F. HICKS** Revocable Living Trust,

We, **NATHANIEL K. HICKS**, and wife, **LYNETTE F. HICKS** the GRANTORS herein, by these presents do transfer, **QuitClaim** and convey unto:

THE NATHANIEL K. and LYNETTE F. HICKS, REVOCABLE LIVING TRUST Under Agreement Dated APRIL 24, 2025, NATHANIEL K. HICKS, and LYNETTE F. HICKS Trustees, the GRANTEE herein, its successors, heirs and assigns, all right title and interest, equitable and otherwise, in certain tracts or parcels of land located in **Davidson** County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

The above descriptions are the same as the previous deeds of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2025

This is improved property at: 2225 Riverway Dr. Old Hickory, TN. & 1006 Curdwood Blvd. Nashville, TN.

Witness my hand this 31ST day of APRIL, 2024.

NATHANIEL K. HICKS, Grantor

LYNETTE F. HICKS, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis II, a Notary Public in and for said County and State, the within named NATHANIEL K. HICKS, and LYNETTE F. HICKS, 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 contained therein.

Witness my hand and official seal at OLD HICKORY, Tennessee this 24TH day of APRIL, 2025.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

****

EXHIBIT "A"
Hicks Rev. Liv. Trust Land Description

TRACT I.
2225 Riverway Dr.
Old Hickory, TN. 37138
Map: 053 06 0B / 002.00

Property in Davidson County, Tennessee, Being Lot No. 205 on the plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, pages 412-413, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

Being all the same property conveyed to Nathaniel K. Hicks and wife, Lynette F. Hicks from J & M Homebuilders, Inc. By deed of record in Book 9530, page 712 Register's Office for Davidson County, Tennessee.

TRACT II.
1006 Curdwood Blvd.
Nashville, TN. 37216
Map: 061 11 0 / 302.00

Property in Davidson county, Tennessee, being the Easterly ½ of Lot No. 10, on the plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract of record in Book 421, page 178, Register's Office for Davidson county, Tennessee, and further described as follows:

Said ½ of Lot No. 10 fronts 50 feet, one (1) inch on the Southwesterly margin of Curdwood Blvd. and runs back on the Easterly line 231 feet and on the Westerly line 228 feet, more or less to a dead line in the rear measuring 50 feet thereon.

Being all the same property conveyed to Nathaniel K. Hicks and wife, Lynette F. Hicks from Andrew O. Roberts and wife, Donielle Denise Roberts by deed of record as Instrument # 20050817-0097861, Register's Office for Davidson County, Tennessee.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 April 24 20 25.

Leroy Johnston Ellis, IV, Affiant

April 24, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 24 day of April, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com