Karen Johnson Davidson County
Batch# 1272383 DEEDWARR
05/13/2025 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,305.49
20250513-0037537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,836.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-08-2026

(AFFIX SEAL)

SHERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scottie A. Yant, Jr | Scottie A. Yant Jr | |
| | (NAME) | |
| 6276 Old Clarksville Pike | 5105 Rawlings Rd | 021-00-0-030.00 |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Joelton, Tn 37080 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Karen Annita Colson and Carolyn F. Hicks, Trustee of the Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scottie A. Yant, Jr, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE AND BEING PARCEL 30 AS SHOWN ON TAX MAP 21, OWNER OF RECORD BEING CAROLYN R. HICKS INVESTMENT TRUST, ETAL, AS OF RECORD IN INSTRU. NO. 20241107-0087091, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A MAG NAIL NEW, SAID NAIL BEING LOCATED IN THE CENTERLINE OF OLD CLARKSVILLE PIKE AT A CL OF CULVERT, SAID NAIL BEING LOCATED 311.63 FEET SOUTHEASTERLY FROM THE CENTERLINE INTERSECTION OF CHAMBLISS ROAD AND SAID PIKE, SAID NAIL ALSO BEING A CORNER COMMON WITH THE HNUNG HICKS PROPERTY, AS OF RECORD IN INSTRU. NO. 20250304-0016207, R.O.D.C., TN.; THENCE, WITH THE CENTERLINE OF SAID PIKE, THE FOLLING BEARINGS AND DISTANCES: THENCE, SOUTH 71 DEG 45 MIN 14 SEC EAST, 481.99 FEET TO A POINT; THENCE, SOUTH 72 DEG 04 MIN 27 SEC EAST, 348.10 FEET TO A MAG NAIL NEW, SAID NAIL BEING A CORNER COMMON WITH THE CAROLYN R. HICKS INVESTMENT TRUST, ETAL PROPERTY, AS OF RECORD IN INSTRU. NO. 20241107-0087091, R.O.D.C., TN. (TAX MAP 21, PARCEL 31); THENCE, LEAVING SAID PIKE AND WITH THE SAID TRUST PROPERTY, SOUTH 17 DEG 45 MIN 44 SEC WEST, 762.62 FEET TO A IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE ROBERT WORKMAN INTERVIVOS TRUST PROPERTY, AS OF RECORD IN INSTRU. NO. 20240206- 0008298, R.O.D.C., TN.;THENCE, WITH SAID WORKMAN PROPERTY, SOUTH 00 DEG 29 MIN 13 SEC WEST, 142.00 FEET TO A IRON PIN NEW, SAID PIN BEING LOCATED IN THE NORTHEASTERLY RIGHT OF WAY OF U.S.HIGHWAY 41-A (CLARKSVILLE PIKE - 35' FROM CENTERLINE); THENCE, LEAVING THE SAID WORKMAN PROPERTY AND WITH THE SAID R.O.W. THE FOLLOWING BEARINGS AND DISTANCES: THENCE, WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3,309.30 FEET, A CHORD BEARING OF NORTH 40 DEG 13 MIN 14 SEC WEST, A CHORD DISTANCE OF 101.03 FEET FOR A TOTAL ARC LENGTH OF 101.04 FEET TO A POINT; THENCE, NORTH 48 DEG 54 MIN 17 SEC EAST, 5.00 FEET TO A POINT; THENCE, WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3,314.30 FEET, A CHORD BEARING OF NORTH 41 DEG 58 MIN 13 SEC WEST, A CHORD DISTANCE OF 101.22 FEET FOR A TOTAL ARC LENGTH OF 101.23 FEET TO A POINT; THENCE, SOUTH 47 DEG 09 MIN 17 SEC WEST, 5.00 FEET TO A POINT; THENCE, WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3,309.30 FEET, A CHORD BEARING OF NORTH 49 DEG 59 MIN 31 SEC WEST, A CHORD DISTANCE OF 823.44 FEET FOR A TOTAL ARC LENGTH OF 825.58 FEET TO A AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE SAID HICKS PROPERTY; THENCE, LEAVING THE SAID R.O.W. AND WITH THE SAID HICKS PROPERTY, NORTH 25 DEG 07 MIN 04 SEC EAST, 491.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 569,226 SQ. FT OR 13.068 ACRES, MORE OF LESS

Being part of the same property conveyed to Robert B. Hicks and wife Nora F. Hicks by Warranty Deed from Alonzo O. Baxter and wife Ida Belle Baxter of record in Book 1046, page 83, Register's Office for Davidson County, Tennessee, dated July 8, 1935 and recorded on July 28, 1937.

Robert B. Hicks deceased on or about December 6, 1957. Nora F. Hick surviving tenant by the entirety.

# WARRANTY DEED
(Continued)

Nora F. Hicks deceased January 20, 1969. Property devised to Paul Landis Hicks as Trustee in Will Book 93, Page 111 Probate Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Paul Landis Hicks and Juanita Hicks Colson, a 1/6 interest undivided interest each by Warranty deed from Paul Landis Hicks, Trustee under the Will of Nora F. Hicks of record in Will Book 93, Page 111 and Ralph B. Hicks of record in Book 4627, page 881, Register's Office for Davidson County, Tennessee, dated August 25, 1971 and recorded on August 14, 1972.

Paul Landis Hicks deceased on or about October 14, 1987.

Martha Juanita Colson deceased on or about June 5, 1988.

Being a portion of the same property conveyed to Paul Landis Hicks as Trustee by the Last Will and Testament of Nora F. Hicks, deceased of record in Book 10565, page 170, Register's Office for Davidson County, Tennessee, dated June 21, 1961 and recorded on August 11, 1976.

Being a portion of the same property conveyed to Landis W. Hicks and Carolyn R. Hicks by Executors Quit Claim Deed from Regions Bank, as Executor of The Estate of Annette B. Hicks of record in Instrument No. 201803290029752 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 29, 2018.

Landis W. Hicks deceased on or about September 22, 2023. See Affidavit of Heirship recorded in Instrument No. 20240702-0049944 in aforementioned Register's Office.

A one (1/2) undivided interest of grantors right, title and interest in the common property (believed to be a one-sixth (1/6) undivided interest to Landis W. Hicks.

A one (1/2) undivided interest of grantors right, title and interest in the common property (believed to be a one-sixth (1/6) undivided interest to Carolyn R. Hicks.

Being a portion of the same property conveyed to Carolyn F. Hicks, Trustee of Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021 by Quit Claim Deed from Carolyn F. Hicks of record in Instrument No. 20210813-0109880 Register's Office for Davidson County, Tennessee, dated August 6, 2021 and recorded on August 13, 2021.

Being a portion of the same property conveyed to Carolyn F. Hicks by Quit Claim Deed from Nhung Hicks of record in Instrument No. 20240702-0049794 Register's Office for Davidson County, Tennessee, dated May 30, 2024 and recorded on July 2, 2024.

Being a portion of the same property conveyed to Carolyn F. Hicks and Karen A. Colson by Quit Claim Deed from Carolyn F. Hicks and Karen A. Colson, Co-Trustees of the Trust U/W/O Nora F. Hicks of record in Instrument No. 20240711-0052048 Register's Office for Davidson County, Tennessee, dated March 19, 2024 and recorded on July 11, 2024.

A one-half (1/2) undivided interest of Grantors right, title and interest in the property (believed to be a two-thirds (2/3) undivided interest) as tenant-in-common, to Carolyn F. Hicks.

A one-half (1/2) undivided interest of Grantors right, title and interest in the property (believed to be a two-thirds (2/3) undivided interest) as tenant-in-common, to Karen A. Colson.

Being a portion of the same property conveyed to Karen Annita Colson by Quit Claim Deed from Timothy Michael Hill, Trustee of the Hill-Colson Revocable Trust u/t/a September 5, 2014 of record in Instrument No. 20241022-0082015 Register's Office for Davidson County, Tennessee, dated September 17, 2024 and recorded on October 22, 2024.

Being a portion of the same property conveyed to Carolyn F. Hicks, Trustee of Carolyn F. Hicks Investment Trust u/t/a dated August 6, 2021 by Quit Claim Deed from Carolyn F. Hicks of record in Instrument No. 20241107-0087091 Register's Office for Davidson County, Tennessee, dated November 4, 2024 and recorded on November 7, 2024.

Juanita Hicks Colson is one and the same person as Martha Juanita Hicks Colson.

Carolyn R. Hicks is one and the same person as Carolyn F. Hicks.

Karen A. Colson is one and the same person as Karen Annita Colson.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 6276 Old Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

# WARRANTY DEED
(Continued)

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(s) this 9 day of May, 2025.

Karen Annita Colson

Carolyn F. Hicks, Trustee of the Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021

BY: Carolyn F. Hicks
Carolyn F. Hicks, Trustee

STATE OF Massachusetts
COUNTY OF Hampshire

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn F. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 9 day of May, 2025.

Notary Public Michael J O'Sullivan

My Commission Expires: 02/15/2030 (SEAL)

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Annita Colson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the _____ day of _____, 20_____.

Notary Public

My Commission Expires: (SEAL)

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

## WARRANTY DEED
(Continued)

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(s) this 12th day of May, 2025.

Karen Annita Colson

Carolyn F. Hicks, Trustee of the Carolyn F. Hicks
Investment Trust U/T/A dated August 6, 2021

BY: _____
Carolyn F. Hicks, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn F. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires: (SEAL)

STATE OF TEXAS
COUNTY OF McLennan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Annita Colson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 12 day of May, 2025.

Notary Public

My Commission Expires:

(SEAL) ANEL TAPIA
Notary ID #126337338
My Commission Expires
December 12, 2027

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 12TH day of MAY, 2025.

Date: 5-13-2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 13TH day of MAY, 2025.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY