Karen Johnson Davidson County
Batch# 1272422 DEEDWARR
05/13/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250513-0037596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

WARRANTY DEED

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

Notary Public

MY COMMISSION EXPIRES: 05-08-2029

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Matthew Perry, Pam Perry and and Sherry Payne	Matthew Perry	
	(NAME)	
6330 Clarksville Pike	511 Rawlings Road	021-00-0-225.00
(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 Nhung Hicks, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matthew Perry, Pam Perry and and Sherry Payne, 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:

Land in Davidson County, Tennessee, more particularly described as follows:

BEING A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE AND BEING PARCEL 225 AS SHOWN ON TAX MAP 21, OWNER OF RECORD BEING HNUNG HICKS, AS OF RECORD IN INSTRU. NO. 20250304-0016207, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL NEW, SAID NAIL BEING LOCATED AT THE CENTERLINE INTERSECTION OF CHAMBLISS ROAD AND OLD CLARKSVILLE PIKE; THENCE, WITH THE CENTERLINE OF SAID PIKE, SOUTH 71 DEG 45 MIN 14 SEC EAST, 311.63 FEET TO A MAG NAIL NEW LOCATED AT THE INTERSECTION OF A CROSS DRAIN (CULVERT), SAID NAIL BEING A CORNER COMMON WITH CAROLYN R. HICKS INVESTMENT TRUST, ETAL PROPERTY, AS OF RECORD IN INSTRU. NO. 20241107-0087091, R.O.D.C., TN. (TAX MAP 21, PARCEL 30); THENCE, LEAVING SAID PIKE AND WITH THE SAID TRUST PROPERTY, SOUTH 25 DEG 07 MIN 04 SEC WEST, 491.07 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 TRUST PROPERTY AND WITH THE SAID R.O.W., WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3,309.30 FEET, A CHORD BEARING OF NORTH 59 DEG 46 MIN 22 SEC WEST, A CHORD DISTANCE OF 304.15 FEET FOR A TOTAL ARC LENGTH OF 304.26 FEET TO A MAG NAIL NEW, SAID NAIL BEING IN THE CENTERLINE OF SAID CHAMBLISS ROAD; THENCE, LEAVING SAID R.O.W. AND WITH THE SAID CENTERLINE, NORTH 24 DEG 15 MIN 09 SEC EAST, 426.75 FEET TO THE POINT OF BEGINNING. CONTAINING: 139,802 SQ. FT OR 3.209 ACRES, MORE OF LESS

Being the same property conveyed to Paul Landis Hicks and wife, Annette B. Hicks by Deed from Paul Landis Hicks, Ralph B. Hicks and Juanita Hicks Colson, dated November 18, 1970 in Book 4461, Page 453, Register's Office of Davidson County, Tennessee.

Paul Landis Hicks subsequently died, survived by his wife Annette B. Hicks. Annette B. Hicks subsequently died, her Will having been admitted to probate by the Davidson County Probate Court, Case 15P-1349. The within property is a portion of the property conveyed to Landis W. Hicks from Regions Bank, Executor of the Estate of Annette B. Hicks, by Executor's Quitclaim Deed dated March 26, 2018, being Tract 2 of such Deed, of record in Instrument No. 20180329-0029751, said Register's Office. Landis W. Hicks died intestate on or about September 22, 2023, survived by his wife Nhung Hicks, as his sole heir at law. An Affidavit of Heirship is of record in Instrument No. 20250304-0016207, said Register's Office.

Nhung Hicks executes this instrument by and through Carolyn F. Hicks, Attorney in Fact pursuant to her Power of Attorney recorded herewith.

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

WARRANTY DEED
(Continued)

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

unimproved ( )
This is improved (X) property, known as 6330 Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Carolyn F. Hicks
Nhung Hicks By: Carolyn F. Hicks, Attorney in Fact

STATE OF MASSACHUSETTS
COUNTY OF HAMPSHIRE

Personally appeared before me, the undersigned Notary Public, the within named Carolyn F. Hicks, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the attorney-in-fact for Nhung Hicks, the within named bargainor, and that he, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Nhung Hicks by herself as attorney-in-fact and attesting the same by the said Carolyn F. Hicks as attorney-in-fact.

Witness my hand and seal on this the 9 day of May, 2025

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

Notary Public
Michael J O'Sullivan

My commission expires: 02/15/2030

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 9TH 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.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY