Karen Johnson Davidson County
Batch# 1285174 DEEDWARR
06/17/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250617-0047406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(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
James A. Turner and Julia Carol Turner, Husband and Wife	James Turner, Et Al. (NAME)	
0 Marrowbone Lake Road (ADDRESS)	6116 Marrowbone Lake Rd (ADDRESS)	028-00-0-104.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, Tn 37080 (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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James A. Turner and Julia Carol Turner, Husband and Wife, 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, and being Tract No. 11 on the Plan of the Paul L. Hicks property, not of record, and shown on a survey by Harold H. Cole, dated May 2, 1972, as follows:

Beginning at a point in the center of Marrowbone Lake Road, the common corner of Lots 10 and 11; thence along the common boundary between said Lots 10 and 11, South 88 degrees 30 minutes East 2,398.7 feet to a point; thence North 2 degrees East 470.0 feet to a point, the common corner of Lots 11 and 12; thence along the common boundary between said Lots 11 and 12, North 88 degrees 30 minutes West 1,379.2 feet to a point; thence South 78 degrees 45 minutes West 400.0 feet to a point in the center of said road; thence along the center of said road, South 11 degrees 56 minutes West 60.5 feet; South 60 degrees 01 minutes West 129 feet; South 88 degrees 30 minutes West 347.0 feet; thence South 52 degrees West 308.8 feet to the point of beginning, containing 21.42 acres, more or less.

Being the same property conveyed to Paul L. Hicks and wife Annette B. Hicks by Warranty Deed from Lawrence O. Anderson and wife Linda A. Anderson of record in Book 5049, page 96, Register's Office for Davidson County, Tennessee, dated April 2, 1976 and recorded on July 23, 1976. Paul L. Hicks died on or about October 14, 1987, survived by his wife Annette B. Hicks.

Annette B. Hicks subsequently died, unmarried and testate, on or about June 11, 2015, her Will having been admitted to probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 15P-1349.

Being a portion of the same property conveyed to Landis W. Hicks by Executor's Quit Claim Deed from Regions Bank, Executor of the Estate of Annette B. Hicks of record in Instrument No. 20180329-0029751 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 26, 2018.

Landis W. Hicks died intestate on or about September 22, 2023, survived by his wife, Nhung Hicks as his sole heir at law. See Affidavit of Heirship recorded in Instrument Number 20250304-0016207 in the aforementioned 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.

unimproved ( )
This is improved (X) property, known as 0 Marrowbone Lake Road, 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

WARRANTY DEED
(Continued)

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 13th day of June, 2025.

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

STATE OF MASSACHUSETTS
COUNTY OF HAMPDEN

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 13 day of JUNE, 2025

Notary Public Michael J O'Sullivan

My Commission Expires: 2/15/30

(SEAL)

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

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

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 13TH day of JUNE, 2025.

Date: 6-16-2025

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 16TH day of JUNE, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY