Karen Johnson Davidson County
Batch# 1297942 DEEDQC
07/15/2025 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250715-0055860

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 10th day of July, 2025. VANESSA DOLBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2028 Notary Public My Commission Expires: 06/26/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of July, 2025, among:

SHARON J. HICKS, A WIDOW

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SHARON HICKS, TRUSTEE OF THE SJH TRUST DATED JULY 10, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

See Exhibit "A" attached hereto and by reference made a part hereof.

Being the same property conveyed to James L. Hicks and wife, Sharon J. Hicks by Warranty Deed from Jesse M. Roland, Executor under the Last Will and Testament of Annie (Angiline) Grigg Higginbotham, deceased dated June 28, 1984, and recorded June 28, 1984, in Book 6327, pages 24-26, in the Register's Office for Davidson County, Tennessee. The said James L. Hicks having passed away on February 1, 2004 with Sharon J. Hicks receiving his full share.

This improved property is situated at 5118 Nolensville Road, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Sharon J. Hicks, a Widow.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

Exhibit "A"

A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of lot No. 1 on the plan of the lands of Edward L. Ensley, deceased, as of record in Minute Book "J", page 782, County court for Davidson County described as follows:

Beginning on the easterly margin of Nolensville Road at the northwest corner of a tract marked "Reserved" as shown on the plan of April Lane Subdivision, as of record in Book 2330, page 132, Register's Office for Davidson County; thence with the northerly boundary of said April Lane Subdivision, eastwardly 252.5 feet, more or less, to the southwest corner of the property conveyed to Hermitage Homes, Inc. by deed from W. E. Higginbotham and wife, of record in Book 2748, page 185, said Register's Office; thence with the western boundary line of said Hermitage Homes, Inc.'s property, north 7 deg. 21' west 198.8 feet, more or less, to the southern boundary line of the Joe McPherson Tract; thence with same westwardly 255.2 feet, more or less, to the easterly margin of said Nolensville Road; thence with same, southwardly 200 feet, more or less, to the beginning.

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

SHARON J. HICKS

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Sharon J. Hicks, a Widow**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2025.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

Sharon Hicks, Trustee
SJH Trust dated July 10, 2025
5540 Hillview Drive
Brentwood, TN 37207

Responsible Party For Taxes:

Sharon Hicks, Trustee
SJH Trust dated July 10, 2025
5540 Hillview Drive
Brentwood, TN 37207

Tax Map and Parcel: 161 04 0 066.00

Certificate of Authenticity

I, Trent Linville, 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 July 10, 2025.

Date

Affiant Signature

July 10, 2025
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 10th day of July, 2025.

Notary's Signature

My Commission Expires: 04-22-26
Date

Notary's Seal (if on paper)

