Karen Johnson
Batch # 1298615
07/18/2025 09:42:50 AM
Fees: $23.00 Taxes: $4,162.50
Davidson County
DEEDWARR
4 pgs
20250718-0056695

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/7/26

(AFFIX SEAL)

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
Joe N. Smith, a married man	Same as New Owner	021-00-0-009.00 ; 010.00:
	(NAME)	
7174 Whites Creek Pike		011.00, 12, & 13 ; 268.00
(ADDRESS)	(ADDRESS)	
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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe N. Smith, a married man, 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:

PROPERTY 1:

BEING A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE AND BEING PARCEL 12 AS SHOWN ON TAX MAP 21, OWNER OF RECORD BEING NHUNG 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 IN THE CENTERLINE OF OLD CLARKSVILLE PIKE, SAID NAIL BEING LOCATED 2,169.51 FEET SOUTHEASTERLY FROM THE CENTERLINE INTERSECTION OF CHAMBLISS ROAD AND SAID PIKE, SAID NAIL ALSO BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, LEAVING THE SAID CENTERLINE, NORTH 11 DEG 34 MIN 15 SEC EAST, PASSING THE SOUTHEAST CORNER OF THE NHUNG NICKS PROPERTY, AS OF RECORD IN INSTRU. NO. 20250304-0016207 (TAX MAP 21, PARCEL 11) AND WEST OF A DRIVEWAY CULVERT AT DISTANCE OF 22 FEET, FOR A TOTAL DISTANCE OF 206.87 FEET TO AN IRON PIN OLD BESIDE LARGE POST, SAID PIN BEING A CORNER COMMON WITH TWO NHUNG NICKS PROPERTIES AS OF RECORD IN INSTRU. NO. 20250304-0016207 (TAX MAP 21, PARCELS 13 & 268); THENCE, WITH THE SAID NICKS PROPERTY (TAX MAP 21, PARCEL 13), THE FOLLOWING BEARINGS AND DISTANCES: THENCE, SOUTH 72 DEG 09 MIN 20 SEC EAST, 209.00 FEET TO AN IRON PIN NEW; THENCE, SOUTH 11 DEG 38 MIN 17 SEC WEST, 209.00 FEET TO A MAG NAIL NEW, SAID NAIL BEING LOCATED IN THE CENTERLINE OF SAID PIKE; THENCE, WITH THE SAID CENTERLINE, NORTH 71 DEG 34 MIN 01 SEC WEST, 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 43,175 SQ. FT OR 0.991 ACRES, MORE OF LESS

Being the same property conveyed to Landis Wayne Hicks by Warranty Deed from Andrew G. Putnam, individually and as Personal Representative of the Estate of Thelma Belle Putnam and the beneficiaries of the estate of record in Book 8599, Page 953, Register's Office for Davidson County, Tennessee, dated February 26 1992 and recorded on April 13, 1992.

PROPERTY 2:

Land in Davidson County, Tennessee, on the Old Clarksville Road and being more particularly described as follows: Beginning at a point in the center of the Old Nashville and Clarksville Road 125 feet west of the S. W. corner of the property of T. L. Field and wife, Christie H. Field, and running North 07 deg. E. 209 feet to a point 125 feet west of the northwest corner of property of T. L. Field and wife, Christie H. Field; thence N. 77 deg. West 209 feet to a stake in a field; thence S. 07 deg. West 209 feet to the center of said Road, thence with the center of said Road S. 77 deg. East 209 feet to the point of beginning, containing one acre, more or less.

Being the same property conveyed to Landis W. Hicks by Warranty Deed Joe Colorigh and wife, Billie Colorigh of record in Book 7020, Page 568, Register's Office for Davidson County, Tennessee, dated October 03, 1986 and recorded on October 27, 1986.

WARRANTY DEED
(Continued)

PROPERTY3:
BEING A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE AND BEING PARCEL 12 AS SHOWN ON TAX MAP 21, OWNER OF RECORD BEING NHUNG 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 IN THE CENTERLINE OF OLD CLARKSVILLE PIKE, SAID NAIL BEING LOCATED 2,169.51 FEET SOUTHEASTERLY FROM THE CENTERLINE INTERSECTION OF CHAMBLISS ROAD AND SAID PIKE, SAID NAIL ALSO BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, LEAVING THE SAID CENTERLINE, NORTH 11 DEG 34 MIN 15 SEC EAST, PASSING THE SOUTHEAST CORNER OF THE NHUNG NICKS PROPERTY, AS OF RECORD IN INSTRU. NO. 20250304-0016207 (TAX MAP 21, PARCEL 11) AND WEST OF A DRIVEWAY CULVERT AT DISTANCE OF 22 FEET, FOR A TOTAL DISTANCE OF 206.87 FEET TO AN IRON PIN OLD BESIDE LARGE POST, SAID PIN BEING A CORNER COMMON WITH TWO NHUNG NICKS PROPERTIES AS OF RECORD IN INSTRU. NO. 20250304-0016207 (TAX MAP 21, PARCELS 13 & 268); THENCE, WITH THE SAID NICKS PROPERTY (TAX MAP 21, PARCEL 13), THE FOLLOWING BEARINGS AND DISTANCES: THENCE, SOUTH 72 DEG 09 MIN 20 SEC EAST, 209.00 FEET TO AN IRON PIN NEW; THENCE, SOUTH 11 DEG 38 MIN 17 SEC WEST, 209.00 FEET TO A MAG NAIL NEW, SAID NAIL BEING LOCATED IN THE CENTERLINE OF SAID PIKE; THENCE, WITH THE SAID CENTERLINE, NORTH 71 DEG 34 MIN 01 SEC WEST, 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 43,175 SQ. FT OR 0.991 ACRES, MORE OF LESS

Being the same property conveyed to Landis W. Hicks by Warranty Deed from Norman Thomas Field and wife, Elizabeth Ann Field of record in Book 5781, Page 178, Register's Office for Davidson County, Tennessee, dated August 03, 1981 and recorded on August 11, 1981.

PROPERTY4:

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at an iron pin on the north margin of Old Clarksville Highway on the east side of a Power Pole, same being the southeast corner of this property and the southwest corner of the Hicks property; thence with the north margin of Highway North 73 deg. 32 min. West 650 feet to an iron pin on the north margin of Highway and on the west side of driveway culvert entering property conveyed to Christie Hackbeil Field of record in Book 1272, Page 299, being the southwest corner of this tract and the southeast corner of Parcel 11; thence leaving the road North 07 deg. East 185 feet plus or minus to an iron pin by a large post (the northeast corner of Parcel 11); thence North 02 deg. 45 min. East (steel post set on line) 1494.0 feet to an iron pin on the south side of old fence line; thence with old fence line and fence row South 86 deg. East a total distance of 617.0 feet to an iron pin in the northeast corner of this tract; thence South 02 deg. 42 min. West with old fence and trees (passing McDowell S. W. corner iron pin; thence a concrete monument in Smith's southwest corner at 743.0 feet; thence Hicks northwest corner iron pin at 1441 feet, plus or minus) for a total distance of 1817.03 feet to an iron pin at the point of beginning, containing 24.80 acres more or less, according to a survey by Viking Survey Service dated May 10, 1979.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that part of the property conveyed to Christie Hackbeil Field by deed of record in Book 1272, Page 29, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the old Clarksville Pike 444 feet west from the southeast corner of a tract of land conveyed to the said Henry Hackbeil from Joe Eggstien and A. M. Eggstien; 10 feet east of a water maple thence North 07 deg. East 209 feet to a stake thence North 87 deg. West 209 feet to a stake; thence South 07 deg. West 209 feet to the center of said Old Clarksville Pike; thence south 87 deg. East 209 feet with the center of said road to the beginning, containing 1 acre more or less.

Being a portion of the same property conveyed to Landis Wayne Hicks by Deed from Freda Hackbeil Aita, Ruby Hackbeil Smith, Norman Thomas Field, Mamie Hackbeil Phelan and Joseph Colorigh, devisees of the Last Will and Testament of Henry Hackbeil, deceased of record in Book 5463, Page 962, Register's Office for Davidson County, Tennessee, dated July 11, 1979 and recorded on July 12, 1979.

PROPERTY5:

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at an iron pin on the north margin of Old Clarksville Highway, the southwest corner of the 24.80 acre tract and the southeast corner of this lot; said iron pin being on the west side of driveway culvert on the bank; thence with the north margin of Old Clarksville Highway North 75 deg. West 125 feet to an iron stake set on north margin of road in shrub bush (pin set by others) same being the southwest corner of this lot and the southeast corner of the Smith lot; thence with the Smith east line North 07 deg. East 185 feet to an iron pin in Smith's northeast corner and the northwest corner of this lot; thence South 74 deg. East 125.0 feet to an iron pin by large fence post set by others (a corner in 24.80 acre tract); thence South 07 deg. West 185 feet, more or less, to an iron pin in the point of beginning, containing 0.53 acres more or less, according to a survey by Viking Survey Service dated May 10, 1979.

WARRANTY DEED
(Continued)

Being a portion of the same property conveyed to Landis Wayne Hicks by Deed from Freda Hackbeil Aita, Ruby Hackbeil Smith, Norman Thomas Field, Mamie Hackbeil Phelan and Joseph Colorigh, devisees of the Last Will and Testament of Henry Hackbeil, deceased of record in Book 5463, Page 962, Register's Office for Davidson County, Tennessee, dated July 11, 1979 and recorded on July 12, 1979.

PROPERTY6:

Land in Davidson County, Tennessee, and being the major portion of the Leroy Putman (deceased) and Thelma Belle Putman property, located in the 14th Civil District of Davidson County, Tennessee, more particularly described, according to a survey by John B. Bates, Viking Surveying, 503 Long Hollow Pike, Goodlettsville, Tennessee 37072, dated 17 November, 1976, as follows:

Beginning at an iron stake and telephone pole in the northerly margin of Old Clarksville Pike, being the SE corner of the portion of this tract fronting on Old Clarksville Pike and the SW corner of Smith's one-acre lot; thence N 12 deg. E 189.0 feet to an iron stake and power pole, the NW corner of Smith's lot; thence S 74 deg. E 334.0 feet (passing Smith's NE corner at 209.0 feet, marked by an iron pin) to an iron stake and power pole, the most easterly SE corner of this tract; thence N 02 deg. 45 min. E (along a line marked by a steel post) 1494.0 feet to an iron pin in an old fence row line, the NE corner of this tract; thence N 87 deg. 15 min. W (generally with an old fence line and tree line) 954.0 feet to an iron pin and corner fence post, the NW corner of this tract; thence S 03 deg. 30 min. W (with a fence line) 595.50 feet to an iron pin in a fence line; thence leaving the fence line along a newly-surveyed line S 75 deg. 30 min. E 150.0 feet to an iron pin; thence S 03 deg. 30 min. W 875.0 feet to an iron pin in the northerly margin of Old Clarksville Pike; thence with the northerly margin of Old Clarksville Pike, being the SW corner of the portion of this tract fronting on Old Clarksville Pike; thence with the northerly margin of Old Clarksville Pike S 75 deg. 30 min. E 475.0 feet to the beginning, containing 30.30 acres, more or less.

Being the same property conveyed to Landis W. Hicks by Deed from Thelma Belle Putman of record in Book 5095, Page 317, Register's Office for Davidson County, Tennessee, dated December 06, 1976 and recorded on December 09, 1976.

The said Landis Wayne Hicks aka Landis W. Hicks died on or about September 22, 2023. See his estate of record in Case No. 24P-1684, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

See Affidavit of Heirship naming Nhung Hicks as his heir-at-law of record in Instrument No. 20250304-0016207, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3828 Old 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 11th day of July, 2025.

Nhung Hicks by Carolyn F. 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 11 day of July, 2025

Notary Public

My commission expires: 2/15/30

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

WARRANTY DEED
(Continued)

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