This Instrument Prepared By:
Capstone Title & Escrow, LLC
210 Baber Park W., Suite 150
Gallatin, TN 37066

Karen Johnson
Batch # 1314672
08/26/2025 09 13 57 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250826-0068066

QUITCLAIM DEED

That for good and valuable considerations not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, **Benjamin Lee Hickok and Andrea Rhea Redus Hickok, husband and wife,** have quitclaimed all their rights, title and interest and hereby transfer and convey unto **Benjamin Lee Hickok and Andrea Rhea Redus Hickok, Co-Trustees of The Benjamin and Andrea Hickok Joint Revocable Living Trust dated August 14, 2025**, the following described lots, tracts, or parcels of land, to-wit, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510.***

Being located in the Second Civil District of Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of First Revision of the Final Plat of Forrest Park, as of record in Plat Book 9700, page 240, corrected in Book 10212, page 431, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with an Easement described in Book 10891, page 310, Register's Office for Davidson County, Tennessee.

Previous and last conveyance being a Warranty Deed from **Edgar Carl Johnson, Trustee of the Edgar Carl Johnson Revocable Trust dated May 15, 2013 and Mary Lou Johnson, Trustee of the Mary Lou Hill Johnson Revocable Trust dated May 15, 2013** to **Benjamin Lee Hickok and Andrea Rhea Redus Hickok, husband and wife**, dated February 7, 2019, and recorded February 12, 2019, in Book 20190212 Page 0013042, in the Register's Office of Davidson County, Tennessee.

Map and Parcel 117 01 0 188.00

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and/or their agents, no boundary survey was made at the time of this conveyance. The description contained herein is being taken from the previous and last Warranty Deed.

Taxes hereinafter are to be mailed to the grantee herein at.

3120 Forrest Park Avenue, Nashville, Tennessee 37215

Grantee's Address·

3120 Forrest Park Avenue, Nashville, Tennessee 37215

The words "(Grantor)" and "(Grantee)" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Benjamin Lee Hickok and Andrea Rhea Redus Hickok have caused this instrument to be executed on this 14th day of August, 2025.

Benjamin Lee Hickok

Andrea Rhea Redus Hickok

State of Tennessee
County of Putnam

Personally appeared before me, a Notary Public, the within named bargainors, Benjamin Lee Hickok, Andrea Rhea Redus Hickok with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 14th day of August, 2025

Notary Public
My Commission Expires: 10/23/27

MELONI J SHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant

Subscribed and sworn to before me this 14th day of August, 2025.

Notary/Register
Commission Expires 10/23/27

MELONI J SHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY