Name and Address of New Owner:
William Hickok
5202 Park Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1331695 DEEDQC
10/08/2025 10:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251008-0080310

Send Tax Bills To:
William Hickok
5202 Park Avenue
Nashville, TN 37209

This Instrument Prepared By:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217

Map & Parcel No: 091-15-0-102.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hickok Properties, LLC, a Tennessee limited liability company**, "the Grantor," convey and quitclaim unto **William Hickok, unmarried man,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being a part of the Southeast part of Block 2 on the Plan of the Realty Savings Bank & Trust Co's revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning at a point in the north margin of Park Avenue 50 feet west of the westerly margin of 52nd Avenue, North, thence Northerly parallel to the westerly margin of 52nd Avenue, North 150 feet to the south margin of an alley; thence with the margin of the same Westerly 50 feet to a point; thence Southerly 150 feet to the North margin of Park Avenue; thence with the margin of the same Easterly 50 feet to the point of beginning.
>
> Being the same property conveyed to Sadra Stamps, a single person by Warranty Deed from Tom Ryan Hughes and wife, Sara Ruth Hughes, dated March 11, 2016 and recorded March 28, 2016 in Instrument No. 20160328-0028840, Register's Office of Davidson County, Tennessee.

Power of Attorney in Instrument No. 20160328-0028839, said Register's Office.

Sadra Stamps having become deceased on or about June 4, 2024; Affidavit of Heirship in Instrument No. 20240816-0062992 and Instrument No. 20240816-0062991, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to BFH Enterprises LLC, by Warranty Deed from Dorothy Stamps Ingram and Robert Franklin Stamps, Jr. heirs at law of Sadra Stamps, deceased, dated October 17, 2024 and recorded October 21, 2024 in Instrument No. 20241021-0081429, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hickok Properties, LLC, a Tennessee limited liability company by Warranty Deed from BFH Enterprises LLC, dated October 17, 2024 and recorded October 21, 2024 in Instrument No. 20241021-0081430, Register's Office of Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

(Signature Page Follows)

(Signature Page)

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2nd day of October, 2025.

Hickock Properties, LLC

William Hickok, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2025, before me, the undersigned notary public, personally appeared William Hickok, as Managing Member of **Hickok Properties, LLC, a Tennessee limited liability company,** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and who acknowledged to me that they executed the same in their authorized capacity as Managing Member of **Hickok Properties, LLC, a Tennessee limited liability company**, and that by their signature on the instrument, the entity upon behalf of which the person acted executed the instrument

Witness my hand, at office, this 2nd day of October, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms 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 and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Montgomery

Sworn to and subscribed before me this 2nd day ~~of October~~, 2025.

Notary Signature
My commission expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/21/25.

Affiant Signature – Joshua A. Terry

10/7/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/7/25.

Notary Public

My Commission Expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON