Karen Johnson Davidson County
Batch# 1332379 DEEDWARR
10/09/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20251009-0080877

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 7TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-08-2028

(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
Music City Holdings, LLC	Same as New Owner (NAME)	021
6 Cadilac Drive, STE 250 (ADDRESS)	(ADDRESS)	014.00
Brentwood, TN 37027 (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 Carolyn F. Hicks, Trustee of the Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Music City Holdings, LLC, 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:

A tract of land in the 14th Civil District of said County and State and described according to a sketch made October 11, 1954, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the centerlinne of Old Clarksville Pike at the southeast corner of the Foster lands being opposite an old tree row and part of an old fence as pointers; thence with the center of said pike, south 78° east 210 feet to a point; thence north 4° 24' east 388.1 feet to a point; thence north 79° 40' west 249.2 feet to a point in a fence line being Hockebeil's east line; thence with his east line, south 1° 28' east 388.1 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Landis W. Hicks by executor's quitclsaim deed from Regions Bank, Executor of the Estate of Annette B. Hicks, dated March 26, 2018 and of record as Instrument 20180329-0029751, Register's Office for Davidson County, Tennessee. The said Landis W. Hicks subsequently died intestate on September 22, 2023, survived by his wife Nhung Hicks as his sole heir. Nhung Hicks subsequently conveyed the within property to Carolyn F. Hicks by quitclaim of record as Instrument 20241218-0098411, and Carolyn F. Hicks subsequently conveyed said proeprty to Carolyn F. Hicks, Trustee of Carolyn F. Hicks Investment Trust u/t/a dated August 6, 2021, by quitclaim of record as Instrument 20250114-003019, said Register's Office.

Certification of Trust recorded simultaneously 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 3722 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 7th day of October, 2025.

WARRANTY DEED
(Continued)

Carolyn F. Hicks, Trustee of the Carolyn F. Hicks
Investment Trust U/T/A dated August 6, 2021

BY: Carolyn F. Hicks
Carolyn F. Hicks, Trustee

STATE OF Massachusetts
COUNTY OF HAMPSHIRE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn F. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 7 day of OCTOBER, 20 25.

Notary Public MICHAEL J. O'SULLIVAN

My Commission Expires: 2/15/2030

(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 7TH day of OCTOBER, 2025.

Date: 10-7-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9TH day of OCTOBER, 2025.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY