Karen Johnson Davidson County
Batch # 1340728 DEEDQC
10/31/2025 10:39:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251031-0086797

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Jones, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2025 Hickman Community Property Trust 4689 Chandler Road Hermitage, Tennessee 37076	The 2025 Hickman Community Property Trust 4689 Chandler Road Hermitage, Tennessee 37076	07600015500

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neil A. Hickman** and wife, **Chelsea L. Hickman** by these presents do hereby quitclaim and convey unto **Neil A. Hickman and Chelsea L. Hickman, as Trustees of The 2025 Hickman Community Property Trust** created pursuant to instrument of revocable trust dated October 30, 2025, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Being Lot No. 2A on the Final Plat of the Resubdivision of Lot 2 of the P.M. Chaffin's Subdivision of record in Plat Instrument No. 20201223-0153257, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Frank W. Hickman and wife, Joanne Hickman, by deed from James Edwin Cross and wife, Pearl Grissim

Cross, of record in Book 8924, Page 51, dated April 19, 1993, Register's Office for said County and subsequently conveyed to Neil A. Hickman and wife, Chelsea L. Hickman by quitclaim deed from Frank W. Hickman and wife, JoAnne Hickman, of record as Instrument No. 20210112-0005459, dated January 12, 2021, said Register's Office.

This is improved property known as 4689 Chandler Road, Hermitage, Tennessee 37076.

WITNESS our hands this 30 day of October, 2025.

Neil A. Hickman

Chelsea L. Hickman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds, Notary Public, **Neil A. Hickman** and **Chelsea L. Hickman**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 30 day of October, 2025.

Notary Public

My Commission Expires: 1-11-26

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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