Karen Johnson Davidson County
Batch# 1341467 DEEDWARR
11/03/2025 09:49:30 AM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20251103-0087202

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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
Marvin Moises Alvarado Perdomo and Debra Brianna Alvarado Nunez, joint tenats with right of survivorship	NEW OWNERS	
	(NAME)	
3831 Old Clarksville Pike	2679 MORGAN RD	021-00-0-031.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	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 Karen Annita Colson, an undivided 1/2 interest and and Carolyn F. Hicks, Trustee of Carolyn F. Hicks Investment Trust U/T/A dated August 6, 2021,an undivided 1/2 interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marvin Moises Alvarado Perdomo and Debra Brianna Alvarado Nunez, joint tenats with right of survivorship, 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:

BEING A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE AND BEING PARCEL 31 AS SHOWN ON TAX MAP 21, OWNER OF RECORD BEING CAROLYN R. HICKS INVESTMENT TRUST, ETAL, AS OF RECORD IN INSTRU. NO. 20241107-0087091, 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 1,141.72 FEET SOUTHEASTERLY FROM THE CENTERLINE INTERSECTION OF CHAMBLISS ROAD AND SAID PIKE, SAID NAIL ALSO BEING A CORNER COMMON WITH THE CAROLYN R. HICKS INVESTMENT TRUST, ETAL PROPERTY, AS OF RECORDIN INSTRU. NO. 20241107-0087091, R.O.D.C., TN. (TAX MAP 21, PARCEL 30);THENCE, WITH THE CENTERLINE OF SAID PIKE, SOUTH 71 DEG 04 MIN 27 SEC EAST, 580.07 FEET TO A MAG NAIL NEW; THENCE, LEAVING SAID PIKE, SOUTH 06 DEG 46 MIN 17 SEC WEST, PASSING THRU AN IRON PIN OLD LOCATED AT A FENCE CORNER POST, A DISTANCE OF 26.74 FEET, SAID PIN BEING A CORNERCOMMON WITH RONALD AND JULIE SMITH PROPERTY, AS OF RECORD IN INSTRU. NO. 20140603-0047691, R.O.D.C., TN., AND PASSING THRU ANOTHER IRON PIN OLD AT AN ADDITIONAL DISTANCE OF 587.06 FEET, SAID PIN BEING A CORNER COMMON

WITH THE JOELTON HILLS MEMORY GARDENS, INC. PROPERTY, AS OF RECORD IN INSTRU. NO. 20011031-0118984, R.O.D.C., TN.,FOR A TOTAL DISTANCE OF 790.79 FEET TO AN IRON PIN OLD LOCATED AT THE BASE OF A FENCE CORNER POST, SAID PIN BEING A CORNER COMMON WITH ROBERT WORKMAN INTERVIVOS TRUST, AS OF RECORD IN INSTRU. NO. 20240206-0008298, R.O.D.C., TN.; THENCE, LEAVING THE SAID GARDENS PROPERTY, AND WITH THE SAID WORKMAN PROPERTY, NORTH 71 DEG 02 MIN 13 SEC WEST, 731.00 FEET TO AN IRON PIN NEW, SAID PIN BEING SITUATED IN THE SOUTHEASTERLY LINE OF THE SAID HICKS TRUST PROPERTY (TAX MAP 21, PARCEL 30); THENCE, LEAVING SAID WORKMAN PROPERTY, AND WITH THE SAID HICKS TRUST PROPERTY, NORTH 17 DEG 45 MIN 44 SEC EAST, 762.62 FEET TO THE POINT OF BEGINNING.

CONTAINING: 503,700 SQ. FT OR 11.563 ACRES, MORE OF LESS

Being the same property conveyed to R.B. Hicks and wife, Nora F. Hicks by Warranty Deed from E.C. Bracey and wife, Celia A. Bracey of record in Book 774, page 272, Register's Office for Davidson County, Tennessee, dated January 31, 1927 and recorded on February 24, 1928.

The said R.B. Hicks having died on or about December 07, 1957.

WARRANTY DEED
(Continued)

The said Nora F. Hicks having died on or about January 20, 1969. See Last Will and Testament of Mrs. Nora F. Hicks of record in Book 10565, Page 170, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Paul Landis Hicks and Juanita Hicks Colson, a 1/6 undivided interest each by Warranty deed from Paul Landis Hicks, Trustee under the will of Nora F. Hicks, and Ralph B. Hicks of record in Book 4627, page 881, Register's Office for Davidson County, Tennessee, dated August 25, 1971 and recorded on August 25, 1971.

The said Paul Landis Hicks having died on or about October 14, 1987.

The said Ralph B. Hicks having died on or about June 26, 1992.

Being the same property conveyed to Juanita Hicks Colson, Trustee by deed from Trust U/W/O Nora F. Hicks of record in Book 10891, page 450, Register's Office for Davidson County, Tennessee, dated February 19, 1998 and recorded on April 20, 1998.

The said Juanita Hicks Colson having died on or about June 05, 1998, devised her interest to Lesa K. Colson and Karen Annita Colson in equal shares per the terms of her Last Will and Testament probated in the Probate Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Landis W. Hicks, as to one-half (1/2) interest of the 1/6 undivided interest, and Carolyn R. Hicks, as to one-half (1/2) interest of the 1/6 undivided interest by Executor's Quitclaim Deed from Regions Bank, Executor of the Estate of Annette B. Hicks of record in Instrument No. 20180329-0029752 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 29, 2018.

The said Landis W. Hicks having died on or about September 22, 2023. See Affidavit of Heirship of record in Instrument No. 20240702-0049944, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Carolyn F. Hicks, Trustee of Carolyn F. Hicks Investment Trust U/T/A Dated August 06, 2021 by Quitclaim Deed from Carolyn F. Hicks, married of record in Instrument No. 20210813-0109880 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 13, 2021.

Being a portion of the same property conveyed to Carolyn F. Hicks by Quitclaim Deed from Nhung Hicks of record in Instrument No. 20240702-0049794 Register's Office for Davidson County, Tennessee, dated May 30, 2024 and recorded on July 02, 2024.

Being a portion of the same property conveyed to Carolyn F. Hicks, as to a one-half (1/2) undivided interest (believed to be a two-thirds (2/3) undivided interest) and Karen A. Colson, as to a one-half (1/2) undivided interest (believed to be a two-thirds (2/3) undivided interest) by Co-Trustees' Quitclaim Deed from Carolyn F. Hicks and Karen A. Colson, Co-Trustees of the Trust U/W/O Nora F. Hicks of record in Instrument No. 20240711-0052048 Register's Office for Davidson County, Tennessee, dated March 19, 2024 and recorded on July 11, 2024.

Being a portion of the same property conveyed to Timothy Michael Hill, Trustee of the Hill-Colson Revocable Trust u/t/a September 05, 2014, per the Last Will and Testament for Lesa Kay Colson by Trustee's Quitclaim Deed from Karen Annita Colson of record in Instrument No. 20241022-0082015 Register's Office for Davidson County, Tennessee, dated September 17, 2024 and recorded on October 22, 2024.

Being a portion of the same property conveyed to Carolyn F. Hicks, Trustee of Carolyn F. Hicks Investment Trust U/T/A Dated August 06, 2021 by Quitclaim Deed from Carolyn F. Hicks of record in Instrument No. 20241107-0087091 Register's Office for Davidson County, Tennessee, dated November 04, 2024 and recorded on November 07, 2024.

Certification of Trust for the the Carolyn F, Hicks Investment Trust u/a/d 8/6/2021 of record in Instrument No. 20250513-0037536 dated May 9, 2025 and recorded May 13, 2025.

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

unimproved ( )
This is improved (X) property, known as 3831 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this day of October, 2025.

Karen Annita Colson
Karen Annita Colson

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

BY: SEE NEXT PAGE
Carolyn F. Hicks, Trustee

STATE OF Massachusetts
COUNTY OF _____

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 _____ day of _____, 20_____.

SEE NEXT PAGE
Notary Public

My Commission Expires: (SEAL)

STATE OF Texas
COUNTY OF McLennan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Annita Colson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 10 day of October, 20 25.

Tracey Lynn Trawick
Notary Public

My Commission Expires: 05/27/2025 (SEAL)

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

NOTARY PUBLIC STATE OF TEXAS
Tracey Lynn Trawick
My Commission Expires
5/27/2026
Notary ID 133785000

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 24 day of September, 2025.

Karen Annita Colson

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

BY: _____
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 24 day of September, 2025.

_____
Notary Public
My Commission Expires: 2/15/30

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

(SEAL)

STATE OF Texas
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Annita Colson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

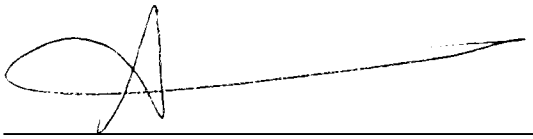
_____
Notary Public

My Commission Expires: (SEAL)

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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 10/10/2025.



Affiant Signature — Date: 10/10/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10/10/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal