AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. 25-108-TN.2

Spartan Settlement Services
GF# TN-25-108

Karen Johnson Davidson County
Batch# 1342409 DEEDWARR
11/06/2025 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $869.50
20251106-0088432

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 162-03-0-142

WARRANTY DEED

THIS INDENTURE made and entered into on this 20 day of October, 2025 by and between **David Alan Hickerson, an unmarried man, individually and as Administrator of the Estate of Barbara Ann Hickerson, deceased,** residing at 3741 Waterford Way, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Music City Holdings LLC**, located at 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 124 Penny Brink Drive, Nashville, TN 37013

Being the same property conveyed to Barbara Hickerson and Marshel Hickerson, by Quitclaim Deed from Lucille N. Smith and Ronnie Marshel Hickerson, dated December 27, 2022, and filed on December 31, 2022, of record in Instrument No. 20021231-0162610, said Register's Office.

AND Being the same property conveyed to David Alan Hickerson, an unmarried man, by Quitclaim Deed from Crystal Dawn Hickerson, single and Heather Lynnette Elde, single dated **10/20/2025** and filed on _____ of record in Instrument No. 202511060088431, said Register's Office.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

David Alan Hickerson

~~David Alan Hickerson~~, as administrator of the estate of Barbara Ann Hickerson

David Alan Hickerson, as Administrator of the Estate of Barbara Ann Hickerson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **David Alan Hickerson, an unmarried man, individually and as Administrator of the Estate of Barbara Ann Hickerson** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, TN, this 20 day of October, 2025.

Notary Public

My Commission expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 179, on the Plan of Antioch Park, Section 5, of record in Book 4460, page 58, said Register's Office.

Being the same property conveyed to Barbara Hickerson and Marshel Hickerson, by Quitclaim Deed from Lucille N. Smith and Ronnie Marshel Hickerson, dated December 27, 2022, and filed on December 31, 2022, of record in Instrument No. 20021231-0162610, said Register's Office. The said Barbara Hickerson, a/k/a Barbara Ann Hickerson, died testate on December 10, 2024. David Hickerson was appointed as Executor of the Estate of Barbara Ann Hickerson on March 7, 2005, by the Davidson County, Tennessee Circuit Court Division, see Docket No. 25P377. The said Marshel Hickerson, a/k/a Marshel Bishop Hickerson, Jr., died intestate on May 11, 2015. David Hickerson and Ronnie Hickerson acquired the interest of Marshel Bishop Hickerson, Jr., as the heirs at law and next of kin. The said Ronnie Hickerson, a/k/a Ronnie Marshel Hickerson, died intestate on April 21, 2027. Crystal Dawn Hickerson and Heather Lynnette Elder acquired the interest of Ronnie Marshel Hickerson as the heirs at law and next of kin. See Affidavit of Heirship dated October 7, 2025, and recorded on 202511060088430, in Instrument No. _____, Davidson County, Tennessee Register of Deeds.

Further being the same property conveyed to David Hickerson by Quit Claim Deed from Crystal Dawn Hickerson and Heather Lynnette Elder, dated October 20, 2025, and recorded on _____, in Instrument No. 202511060088431, Davidson County, Tennessee Register of Deeds Office.

Parcel ID Number: 162-03-0-142

Property Commonly Known As: 124 Penny Brink Drive, Nashville, TN 37013

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 235,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Brittany Green

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 31st day of October, 20 25.

Notary Public
My Commission Expires: 03-18-2028

Name and address for person(s) responsible for taxes:

Bishoy Kamil Said
970 Legacy Park Road
Mt. Juliet, TN 37122

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812646

Name and address of property owner:

Bishoy Kamil Said
970 Legacy Park Road
Mt. Juliet, TN 37122

Tennessee Certification of Electronic Document

I, **Lauri Gallagher**, 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 **10/20/2025** (date of document).

Affiant Signature

10-31-2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 31st **day of** October, 2025

Notary's Signature

My Commission Expires: 03/18/2028

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812648