AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. 25-117-tn

**Spartan Settlement Services**
**GF# TN-25-117**

Karen Johnson Davidson County
Batch# 1343055 DEEDQC
11/07/2025 03:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251107-0089045

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

Parcel ID No.: 150-06-0-051

## QUITCLAIM DEED

THIS DEED made and entered into on this 20 **day of** October **,** 2025, by and between **Crystal Dawn Hickerson, single and Heather Lynnette Elde, single,** residing at 3741 Waterford Way, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **David Alan Hickerson, as Personal Representative of the Estate of Barbara Ann Hickerson, deceased,** residing at 3741 Waterford Way, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2893 Lera Jones Drive, Nashville, TN 37013

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

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

Crystal Dawn Hickerson

**Crystal Dawn Hickerson**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Crystal Dawn 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

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

Heather Lynnette Elde

**Heather Lynnette Elde**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Heather Lynnette Elde** 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, 20 25.

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**

A Certain Tract or Parcel of land in Davidson County, state of Tennessee described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Percy Priest Meadows, Section I, of record in Book 4675, page 110, said Register's Office, to which plan reference is made for a more complete description.

Being and intended to be the same premises conveyed to Marshel B. Hickerson, Jr. and wife, Barbara A. Hickerson by Warranty Deed executed by George E. Margrave and wife, Thelma Jean Margrave dated 06/29/1976 and recorded on 06/30/1976 in Book 5040 at Page 797 in the Official Records of the Davidson County Register of Deeds.

Parcel ID No. 150-06-0-051

Property Commonly Known As: 2893 Lera Jones Drive, Nashville, TN 37013

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Crystal Dawn Hickerson
Affiant

Print Name: Crystal Dawn Hickerson

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me 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

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

David Alan Hickerson
3741 Waterford Way
Nashville, TN 37013

Name and address of property owner:

David Alan Hickerson
3741 Waterford Way
Nashville, TN 37013

# Tennessee Certification of Electronic Document

I, Brittany Green, 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 10/30/2025 (date of document).

Affiant Signature

10-30-2025
Date

STATE OF Texas
COUNTY OF Dallas

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

Notary Public
My Commission Expires: 03-18-2028

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