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

Sparten Settlement Services
GF# TN-25-117

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

Karen Johnson Davidson County
Batch# 1343055 DEEDWARR
11/07/2025 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $869.50
20251107-0089046

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

WARRANTY DEED

THIS INDENTURE made and entered into on this 28 day of October, 2025, by and between **David A. Hickerson, as Personal Representative 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: 2893 Lera Jones Drive, Nashville, TN 37013

Being the same property conveyed to David A Hickerson as Personal Representative of the Estate of Barbara Ann Hickerson, deceased from Estate of Barbara Ann Hickerson, deceased filed February 24, 2025, in Case No. 25P377, in the Circuity Court of Davidson County, Tennessee, Probate Division.

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.

Estate of Barbara Ann Hickerson, deceased

By: _____
David A. Hickerson, Personal Representative

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **David A. Hickerson, as Personal Representative of the Estate of Barbara Ann Hickerson, deceased** 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

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 David Alan Hickerson, as Personal Representative of the Estate of Barbara Ann Hickerson, deceased by Quitclaim Deed executed by Crystal Dawn Hickerson, single and Heather Lynnette Elde, single, dated October 20, 2025 recorded concurrently herewith in the Official Records of the Davidson County Register of Deeds. 202511070089045

Parcel ID NO. 150-06-0-051
Property Commonly Known As: 2893 Lera Jones 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 $ 235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lauri Gallagher

Sworn to and subscribed before me this 23rd day of October, 2025.

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

Notary's Signature

My Commission Expires: 03.18.2028

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

Isaac Montes
512 Michelle Dr
Antioch, TN 37013

Name and address of property owner:

Isaac Montes
512 Michelle Dr
Antioch, TN 37013

Tennessee Certification of Electronic Document

I, David Alan Hickerson, 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).

David Alan Hickerson
Affiant Signature

10-20-2025
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 20 day of October, 2025.

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

Notary's Signature

My Commission Expires: 05/08/2029

NOTARY'S SEAL