Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New owner(s):

Donna Hickerson
920 Glenridge Lane
Nashville TN 37221

Rita Diane Crow
8353 Hwy 100, Rm 504
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1359433 DEEDQC
12/18/2025 01:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251218-0100697

Send tax notice to:

Donna Hickerson
920 Glenridge Lane
Nashville TN 37221

Map and Parcel No.: 129 04 0 078.00

ADMINISTRATOR'S DEED

I, Donna Hickerson, Administratrix of the Estate of Bert L. Denton ("Grantor"), appointed by the Davidson County Probate Court, File No. 25P-52, and pursuant to the authority granted me by the Court, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer unto Donna Hickerson and Rita Diane Crow (collectively the "Grantees"), their heirs and assigns, equally as tenants in common, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No 15 and the northerly 20 feet of Lot No. 16 on the Map of Althauser & Bransford's unrecorded Subdivision of Lot A-2, of the Highlands of Belle Meade No. 2, as of record in Book 843, page 18, Register's Office for said County, Tennessee.
>
> Beginning at a point in the easterly margin of Old Harding Road, at the common corner of Lot Nos. 14 and 15; thence with the line between said lots eastwardly

312.8 feet to the west right-of-way line of N.C. & St.L. Railway; thence with the line of the same, south 25 deg. 47' West 121 feet to a point at the northeast corner of the property conveyed to Morris J. Daniels et ux, by deed from Gilliam Otis Traughber, et ux, of record in Book 2088, page 617, Register's Office for said County; thence westerly, parallel to the line between Lots 15 and 16, 20 feet south of the same, along said Daniel's north line, 327.8 feet to the east margin of Old Harding Road; thence with the margin of the same North 33 deg. 13' east 120 feet to the beginning.

This conveyance is made subject to restrictive covenants of record in Book 1246, page 54, Book 1369, page 345, Register's Office, Davidson County, Tennessee.

Description is taken from prior deed of record. This improved property is known as 5913 Old Harding Pike, Nashville, TN 37205.

The previous and last instrument and prior title is an Executor's Deed recorded at Instrument No. 20251216-0100081, in the Register's Office in Davidson County, Tennessee, being the same property conveyed to Donna Hickerson, Rita Diane Crow, and the Estate of Bert L. Denton; from Donna Hickerson, Executrix of the Estate of Grace G. Denton.

As a result of this conveyance, Donna Hickerson and Rita Diane Crow now each own a one-half (1/2) interest in this property as tenants in common.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 12 day of December, 2025.

ESTATE OF GRACE G. DENTON, DECEASED

BY: Donna Hickerson

Donna Hickerson, Administratrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Donna Hickerson, Administratrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2025.

Notary Public

My Commission Expires: 7/6/27

Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax and therefore no oath of value is required.

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, Alexander S. Fasching, do hereby make oath that I am a licensed attorney and 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 December 12, 2025.

Affiant Signature

12-15-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2025.

Notary's Signature

My Commission Expires: 8/19/28
Date

Notary's Seal (if on paper)



Certificate of Authenticity

I, Alexander S. Fasching, do hereby make oath that I am a licensed attorney and 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 December 12, 2025.

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