Karen Johnson Davidson County
Batch# 1409577 DEEDWARR
04/22/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260422-0032998

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $310,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 17th day of April, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jignesh Jayantibha Patel Manisa Patel 129 Vanner Rd. Mt Juliet, TN 37122	New Owner	053-16-0 049.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VELMA GRACE HICKS SMITH AND GROVER THOMAS HICKS, JR. AND REBECCA LEE HICKS VINCENT AND STEVEN ERIC HICKS, , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JIGNESH JAYANTIBHA PATEL AND MANISA PATEL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots 19 and 20 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliotts Property, of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 70 feet on the southeasterly margin of Iris Drive and extends back between parallel lines 421 feet to a dead line in the rear.

Being the same property conveyed to Grover T. Hicks et ux Mary L. Hicks by Warranty Deed from Thoams W. Walker et ux Margaret W. Walker, dated 11/6/1964 and recorded 11/12/1964 in Book 3831, Page 971, Register's Office for Davidson County, Tennessee.

The said Mary L. Hicks having died May 5, 2019, leaving the property vested solely in Grover T. Hicks as the surviving tenant by the entirety.

The said Grover T. Hicks aka Grover Thomas Hicks, Sr and aka Tom Hicks having died testate on August 29, 2025. See Probate Case No. 2025-PR-187 in the 23rd District Chancery Court for Dickson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 105 Iris Ave., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 17 day of April, 2026.

Velma Grace Hicks Smith

Grover Thomas Hicks, Jr.

Rebecca Lee Hicks Vincent

Steven Eric Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Velma Grace Hicks Smith and Grover Thomas Hicks, Jr., Rebecca Lee Hicks Vincent and Steven Eric Hicks, and Estate of Grover T. Hicks, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/17/26 (date of document).

Affiant Signature

4/21/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

