Karen Johnson Davidson County
Batch# 1420912 DEEDQC
05/14/2026 03:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260514-0043653

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BRIAN A. HICKS	**SAME**	
(NAME)	(NAME)	
1501 Martin Street	NEW OWNER	**105-07-3H-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **COURTNEY HICKS, AN UNMARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO : **BRIAN A. HICKS, AN UNMARRIED MAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B ON THE PLAN OF HOMES AT 600 MOORE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AT INSTRUMENT NO. 20161024-0111943 AND FIRST AMENDMENT RECORDED IN INSTRUMENT NO. 20161102-0115876, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PORTION OF THE SAME PROPERTY CONVEYED TO BRIAN A. HICKS AND WIFE, COURTNEY HICKS BY WARRANTY DEED FROM MARINA HUDGENS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20070807-0094173 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 02, 2007, AND RECORDED ON AUGUST 07, 2007.

This is Improved Property commonly known as:1501 Martin Street, Nashville, TN 37203.

*** COURTNEY HICKS AND BRIAN HICKS HAVING SINCE DIVORCED ON MARCH 25, 2026.**

*** COURTNEY HICKS A/K/A COURTNEY ERIN HICKS IS EXECUTING THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ALL OF HER INTEREST TO SAID PROPERTY AS PURSUANT TO THE FINAL DECREE OF DIVORCE/MARITAL DISSOLUTION AGREEMENT AS SHOWN IN CASE NO. 25D1659 IN THE FOURTH CIRCUIT COURT FOR DAVISON COUNTY, TENNESSEE AT NASHVILLE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 27 day of April, 2026.

COURTNEY HICKS

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Courtney Hicks, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of April, 2026.

Notary Signature

My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

I Lisa Allard, 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 May 14, 2026.

May 14, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 14, 2026.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY