QUITCLAIM DEED

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

MM QCD 26 4072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 20 26.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert O Hicks and Kristen Worsham	**Same As New Owner**	
(NAME)	(NAME)	**0581501590**
4072 Kings Lane,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT O HICKS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROBERT O HICKS, UNMARRIED, AND KRISTEN WORSHAM, MARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. 12 on the Plan of Gold Key Addition, Section 1, of record in Book 4675, page s 14 and 15, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Robert J. Hicks and wife, Priscilla S. Hicks by Warranty Deed from Cumberland Builders, Inc., executed October 24, 1980 and recorded in Book 5673, page 305, Register's Office for Davidson County, Tennessee. The said Priscilla S. Hicks died on or about July 15, 2006, and subject property having vested solely in Robert J. Hicks, surviving tenants by the entirety. Robert O Hicks being one and the same as Robert J Hicks.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4072 Kings Lane, Nashville, Tennessee 37218**.

Karen Johnson Davidson County
Batch # 1435249 DEEDQC
06/17/2026 02:51:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260617-0055099

Witness my/our hand(s) this the 15 day of June, 2026

Robert O Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT O HICKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212