WARRANTY DEED

The actual consideration or value for this transfer is $ 75,000.00 .

Kelsey Hire
AFFIANT

STATE OF TENNESSEE }
COUNTY OF PUTNAM }

SWORN TO AND SUBSCRIBED before me this 17th day of June, 2026.

Courtney Byars
NOTARY PUBLIC
My Commission Expires: 12-23-2029

COURTNEY BYARS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Karen Johnson
Batch # 1437135
06/23/2026 10:05:20 AM
Fees: $18.00 Taxes: $277.50

Davidson County
DEEDWARR
3 pgs

20260623-0056339

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
AKSHAR PROPERTIES, INC. P.O. Box 24 Crossville, TN. 38557	New Owner	053 12 0 / 093.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by AKSHAR PROPERTIES, INC. and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, VELMA GRACE HICKS SMITH, REBECCA LEE HICKS VINCENT, GROVER THOMAS HICKS, Jr., and STEVEN ERIC HICKS, the GRANTORS herein, Being all the beneficiaries under the Last Will of GROVER T. HICKS, (Sr.), have bargained and sold, and by these presents do transfer, grant and convey unto:

AKSHAR PROPERTIES, INC., the GRANTEE herein, its successors and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lots Nos. 16 and 17 of Block No. 5 on the Plan of Dabbs and Elliot's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, TN.

Said Lot No. 16 fronts 25 feet on the northeasterly side of Concrete Drive and runs back between parallel lines 120 feet to an alley.
Said Lot No. 17 fronts 23 feet on the northeasterly side of Concrete Drive and runs back between parallel lines with the northwesterly margin on 30th Street, 120 feet to an alley.

Being all the same property conveyed to Grover T. Hicks, (Sr.) and wife, Mary L. Hicks by Installment Deed from James E. Neal and wife Margaret R. Neal, dated February 15, 1967 and of record in Book 4104, page 6. Register's Office for Davidson County, Tennessee. The said Mary L. Hicks died May 5, 2019 leaving her surviving spouse, Grover T. Hicks as the surviving tenant by the entirety. Grover T. Hicks, (Sr.) died August 29, 2025, unmarried, testate, in Dickson County, Tennessee, Chancery Probate Case # 2025-PR-187, and under Article III, devised his entire estate to his four children, **Velma Grace Hicks Smith, Rebecca Lee Hicks Vincent, Grover Thomas Hicks, Jr.**, and **Steven Eric Hicks**.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. We do covenant with the said GRANTEE that we 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. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, conditions, environmental or otherwise, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

2026 Real Property Taxes, not yet due, which shall be paid by the Grantee.

This is UN-improved property known as: 2819 Old Hickory Blvd., Old Hickory, TN 37138.

Witness our hands this 29 day of April, 2026.

Velma Grace Hicks Smith
VELMA GRACE HICKS SMITH,

Rebecca Lee Hicks Vincent
REBECCA LEE HICKS VINCENT

Grover Thomas Hicks
GROVER THOMAS HICKS, Jr.

Steven Eric Hicks
STEVEN ERIC HICKS

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named VELMA GRACE HICKS SMITH, REBECCA LEE HICKS VINCENT, and GROVER THOMAS HICKS, Jr. the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, TN.
this 29 day of April, 2026.

Leroy J. Ellis IV
NOTARY PUBLIC

SEAL: LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 01/24/2028

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named STEVEN ERIC HICKS the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory TN
this 30 day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

SEAL

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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