Karen Johnson Davidson County
Batch# 1451470 DEEDQC
07/24/2026 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260724-0067595

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
George T. Hicks and Susanne L. Hicks 4357 Chickering Lane Nashville, TN 37215	Same	144-09-0-010.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE HICKS (the "Grantor"), hereby quitclaims and conveys to GEORGE T. HICKS and wife, SUSANNE L. HICKS, all of his right, title and interest in that tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of CHICKERING ESTATES, SECTION I, as of record in Book 2663, Pages 86 and 87, Register's Office for said County.

Said Lot No. 34 fronts 238.0 feet on the Westerly side of Chickering Lane and extends back 402.9 feet on the Northerly line and 480.4 feet on the Southerly line to a dead line in the rear, measuring 305.0 feet thereon.

Being the same property conveyed to George Hicks from Michael Shannon and Joellyn Shannon, husband and wife, by Warranty Deed dated February 4, 2026, of record in Instrument No. 20260206-0008674, and recorded on February 6, 2026, Register's Office for Davidson County, Tennessee.

The intent of the Grantor is to create a tenancy by the entireties with Susanne L. Hicks under T.C.A. §66-1-109.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is unimproved property known as 4357 Chickering Lane, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23 day of July, 2026.

GEORGE HICKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, GEORGE HICKS, 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, at office, as of this 23 day of July, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 23 day of July, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

49543979.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 23, 2026 (date of document).

Affiant Signature

07/24/2026

Date

State of Tennessee

County of Davidson

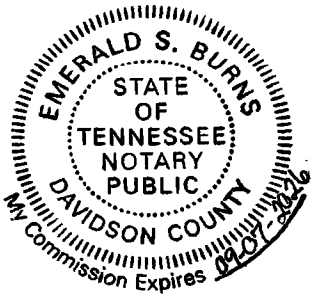
Sworn to and subscribed before me this 24 day of July, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202607240067595