Karen Johnson Davidson County
Batch# 1477269 DEEDQC
09/24/2026 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088827

NEW OWNER:

Katrina L. Hickerson
528 Moss Landing Dr
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel:
150-2-49

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **KATRINA L. HICKERSON,** hereinafter called the Grantor, has quitclaimed to **KATRINA L. HICKERSON,** hereinafter called the Grantee, all of her interest to her heirs and/or assigns, a 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. 78, on the Plan of Percy Priest Meadows, Section 2, of record in Book 4860, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronnie Hickerson and Katrina L. Hickerson, by Quitclaim Deed from Lucille Smith, dated December 27, 2002, of record as Instrument No. 20021231-0162608, Register's Office for Davidson County, Tennessee. For further reference see Deed of record in Instrument No. 20000705-0067074, Register's Office for Davidson County, Tennessee.

Ronnie Hickerson also known as Ronnie Marshel Hickerson, died on or about April 21, 2022, leaving his wife, Katrina L. Hickerson, as the surviving tenant by the entirety to this once shared tenancy by the entirety. Katrina L. Hickerson retains the ownership rights in the above-referenced property in its entirety and has full authority to convey such property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **528 Moss Landing Drive, Antioch, Tennessee 37013**.

WITNESS SIGNATURE(S) this 11th day of September, 2026.

KATRINA L. HICKERSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KATRINA L. HICKERSON,** with whom I am personally acquainted, 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 and official seal at office, this 11th day of September, 2026.



Notary Public

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 11th day of September, 2026.



Notary Public

My commission expires:

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 9-11-24.

Affiant Signature

9-11-24
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 11 day of Sept, 2024.

Notary Signature
My commission expires:

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON