Karen Johnson Davidson County
Batch# 1485361 DEEDWARR
10/16/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20261016-0095238

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
George Hicks and Susanne Hicks, Trustees of Hicks Community Property Trust dated July 23, 2026	George Hicks and Susanne Hicks, Trustees of Hicks Community Property Trust	103 12 0A 003.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jan Abby Liff, Trustee of Jan Abby Liff Living Trust dated October 6, 1999** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **George Hicks and Susanne Hicks, Trustees of Hicks Community Property Trust dated July 23, 2026**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4200 West End Avenue, Unit 202, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Apartment No. 202, the Harding House, a Condominium, of record in Book 4675, page 60, Register's Office for Davidson County, Tennessee, to which plan and to Exhibit "A-1" of the Master Deed and By-Laws of record in Book 4759, Page 665, Register's Office for Davidson County, Tennessee, and by deed of correction of record in Book 4768, Page 818, said Register's Office, reference is hereby made for a more completed and accurate description of said property.

Being the same property conveyed to Jan Abby Liff, Trustee of the Jan Abby Liff Living Trust dated October 6, 1999, by Quitclaim Deed from Jan Liff dated November 24, 1999, and recorded November 30, 1999, of record in Book 11760, Page 869, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jan Liff, unmarried, by Warranty Deed from James C. Bow and wife, Ruby Bow dated May 13, 1996, and recorded May 14, 1996, of record in Book 10049, Page 329, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4200 West End Avenue, Unit 202, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

16 In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16 day of October, 2026.

Jan Abby Liff Living Trust dated October 6, 1999

By: Jan Abby Liff, trustee
Jan Abby Liff, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2026, before me personally appeared Jan Abby Liff, Trustee of Jan Abby Liff Living Trust dated October 6, 1999, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of October, 2026.

Notary Signature
My commission expires: May 12, 2030

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cindy M Blevins
AFFIANT

Sworn to and subscribed before me this 16 day of October, 2026

Notary Public
My commission expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Jeff Benz, 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 the 16th day of October, 2026.

Date: October 16, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 2026.



Notary Public
My commission expires: 5/8/29