Karen Johnson Davidson County
Batch# 975415 DEEDQC
03/01/2023 08:27:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230301-0014360

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF Florida)
COUNTY OF Polk)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

CHRISTINE WELLS
Notary Public-State of Florida
Commission # GG 330180
My Commission Expires
May 2, 2023

Subscribed and sworn to before me, this 23 day of February 2023.

Notary Public

My Commission Expires: May 2, 2023

ADDRESS NEW OWNERS:
James D. Himes
5484 Hogan Lane
Winter Haven, FL 33884

SEND TAX BILLS TO:

Same

MAP: 119-15
PARCEL: 96

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PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, JAMES D. HIMES, for the Estate of GEORGE W. HIMES, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the Estate of GEORGE W. HIMES was probated in the Probate Court of Davidson County, No. 22P1403 on August 16, 2022. JAMES D. HIMES, was named Executor of the Estate of GEORGE W. HIMES. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, JAMES D. HIMES, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to JAMES D. HIMES, and all of his heirs and assigns, such of their right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

LAND in Davidson County, Tennessee, being Lot 2 on the Plan of Southlake Section IV, as of record in book 3300, page 85, Registers Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 88 feet on the southeasterly side of Lake Park Driver and extends back between lines, 173.13 feet on the northeasterly line and 186.5 feet on the southwesterly line to a dead line, measuring 89.05 feet thereon.

BEING the same property conveyed to George W. Himes (deceased) and Clara B. Himes (deceased) by Jo Ann Smith of Record in Book 3912, Page 379, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 23 day of February 2023.

JAMES D. HIMES
Executor of the Estate of George W. Himes

STATE OF Florida)

COUNTY OF Polk)

Personally appeared before me, Christine Wells, a Notary Public, in and for said County and State, **JAMES D. HIMES,** 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 23 day of February, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: May 2, 2023

CHRISTINE WELLS
Notary Public-State of Florida
Commission # GG 330180
My Commission Expires
May 2, 2023

EFILED 08/16/22 12:04 PM CASE NO. 22P1403 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JAMES D HIMES** DOCKET NO: **22P1403**

*It appearing to the Court that **GEORGE W HIMES** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JAMES D HIMES**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **August 16th, 2022**.*

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JAMES D HIMES** as **Executor** of the estate of **GEORGE W HIMES**, deceased, and I do further certify that **JAMES D HIMES** is still acting **Executor** of the estate of **GEORGE W HIMES** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 2nd day of February, 2023

RICHARD R. ROOKER, Clerk

D.C.