THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

No Title Search was performed in the preparation of this Quitclaim Deed

Karen Johnson Davidson County
Batch# 1042079 DEEDQC
08/24/2023 10 02 15 AM 2 pgs
Fees $12 00 Taxes $0 00

20230824-0066203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Debra Littrell
Affiant

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

Notary Public
My Commission Expires: 5/24/2027

ROBIN W. OQUINN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Debra L. Littrell 5424 Country Drive Nashville, TN 37211	New Owner	162 05 0 135.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Debra L. Littrell, Executrix of the Estate of Thomas L. Littrell,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Debra L. Littrell, an unmarried person,** her heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Hickory Valley, Section 2, as of record in Book 4175, page 158, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Thomas Littrell, a married man, by Executor's Quitclaim Deed from Thomas Littrell, Executor of the Estate of Marie Irene Joslin, of record in Instrument No. 20191105-0114239, dated October 24, 2019, and recorded November 5, 2019.

Thomas Littrell having since died on May 11, 2022. The Last Will and Testament of Thomas Leroy Littrell now being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P1526. The said Debra L. Littrell now being named Executrix of the Estate of Thomas L. Littrell. Said Last Will and Testament directs that all real property to be administered as part of the probate estate.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2023 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August 2023.

Estate of Thomas L. Littrell

Debra L. Littrell

Debra L. Littrell, Executrix

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra L. Littrell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Thomas L. Littrell, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 23rd day of August 2023.

Notary Public

My Commission Expires: 3-24-2027

ROBIN W OQUINDO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON