BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0
Karen Johnson Batch # 1134584 05/14/2024 12:17:03 PM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20240514-0035599	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2024. Notary Public MY COMMISSION EXPIRES: 11/19/27 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KALLI LARAINE LITCHFIELD	**SAME**	**115-01-0-058.00**
(NAME) **938 FLOTILLA CLUB DR.**	(NAME)	
(ADDRESS) **INDIAN HARBOUR BEACH, FL 32937**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN 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, **I, KALLI LARAINE LITCHFIELD, AS EXECUTRIX OF THE ESTATE OF RUTH R. HAMER,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY UNTO **KALLI LARAINE LITCHFIELD, MARRIED,** HEREINAFTER CALLED THE GRANTEE, 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. 235, on the plan of Addition to West Meade Hills, Section 3, Revised, of record in Plat Book 3600, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LESLIE B. HAMER JR. and wife, RUTH R. HAMER, by deed from JOHN B. DOWNEY and wife, MIRIAM E. DOWNEY, of record in Book 3956, page 5, dated November 8, 1965, said Register's Office.

LESLIE B. HAMER JR. died on or about May 18, 2006, predeceasing his wife, RUTH R. HAMER, who died on or about February 20, 2023. Her Last Will and Testament, was filed in the Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 23P498. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, KALLI LARAINE LITCHFIELD.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3600, page 18; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5011, page 583; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **762 RHONDA LANE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 13 day of May, 2024.

Kalli Laraine Litchfield, Executrix

KALLI LARAINE LITCHFIELD,
AS EXECUTRIX OF THE ESTATE OF RUTH R. HAMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kalli Laraine Litchfield, as Executrix of the Estate of Ruth R. Hamer,** the bargainor, 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 13 day of May, 2024.

Notary Public

My Commission Expires: March 26, 2028

NOTARY PUBLIC
JOSHUA ELMASIAN
Notary Public, State of Florida
Commission# HH 508277
My comm. expires March 26, 2028