Karen Johnson Davidson County
Batch # 1172472 DEEDQC
08/21/2024 09:16:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240821-0064130

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Carolyn Callighan 9352 E.Trail Ridge Pl Tucson, AZ 85710	-same-	Map/Parcel 130-4-66

E X E C U T R I X' S
Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DONNA JEAN CALLIGHAN-MARTIN, EXECUTRIX of the ESTATE of JOHN A. CALLIGHAN III, deceased (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to CAROLYN CALLIGHAN (the "Grantee"), her heirs, successors and assigns forever, all of the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

A certain tract or parcel of real estate in Davidson County, Tennessee, known as Lot #1 on the plat entitled Subdivision of Part of Lot 29 and All of Lot 30, Bellemeade Annex, of record as Instrument #20050308-0025720 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John A. Callighan III and wife, Carolyn Callighan, by deed of record as Instrument #20060502-0050642, Register's Office for Davidson County, Tennessee. Under the terms of said deed, John A. Callighan III and Carolyn Callighan took title to the subject property as tenants-by-the=entireties. The interest of John A. Callighan III (the "decedent") in the subject real property passed to his wife, Carolyn Callighan, when the decedent died on November 2, 2023 and the decedent's wife, Carolyn Calighan, survived him.

The decedent's estate is being administered before the

Seventh Circuit Court for Davidson County (Probate Division), under Docket No. 23 P 2340. The decedent died testate; a copy of the decedent's Last Will and Testament is recorded as Instrument No. 20240715-0052969, in said Register's Office. A certified copy of the Order appointing Donna Jean Callighan-Martin to be Executrix of the decedent's estate is recorded as Instrument No. 20240715-0052968, in said Register's Office. Donna Jean Callighan-Martin has qualified to serve as Executrix of the decedent's estate and is now serving as such.

The subject property is subject to:

1. Taxes for the current year, a lien but not yet due and payable.

2. Such matters affecting it as may appear on the plat of record as Instrument #20050308-0025720, in the office of the Register of Deeds for Davidson County, Tennessee.

3. Twenty foot sanitary sewer easement of record at Deed Book 4155, page 537, Register's Office for Davidson County, Tennessee.

4. Twenty foot sanitary sewer easement of record at Deed Book 4191, page 664, Register's Office for Davidson County, Tennessee.

5. Applicable zoning laws.

6. All matters affecting it as may appear of record.

THIS IS improved property known generally as 4200 Sneed Road, Nashville, Tennessee 37215.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, on this the 14th day of August 2024, to be effective as of November 2, 2023.

ESTATE OF JOHN A.
CALLIGHAN III, deceased

By: _____
Donna Jean Callighan-Martin,
Executrix

OFFICIAL SEAL
AUSTIN HERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 6/8/2025

STATE OF Illinois)
)
COUNTY OF Coles)

BEFORE me, Austin Hernandez, AVP of the state and county mentioned, personally appeared Donna Jean Callighan-Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Executrix of the Estate of John A. Callighan III, deceased, the within named bargainor, a decedent's estate, and that she, as such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Executrix.

WITNESS my hand and seal at office in Charleston, Illinois, this 14 day of August, 2024.

_____, AVP
Notary Public

My commission expires: 6/8/2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the 20th day of August, 2024.

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028

NOTARY PUBLIC

My commission expires: 6/20/2028