Karen Johnson
Batch # 1180260
09/11/2024 08:09:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240911-0069919

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

Shelly Mello
AFFIANT

Subscribed and sworn to before me, this 6 day of Sept. 2024.

Felicia Lopez
NOTARY PUBLIC
My Commission Expires: 10/4/2027

FELICIA LOPEZ NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 10/04/2027 DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Andrew Littleton 921B Bresslyn Rd Nashville, TN 37205	New Owner	10214003100

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN LITTLETON, UNMARRIED** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **JOSEPH ANDREW LITTLETON, UNMARRIED** ("GRANTEE") his heirs, successors and assigns, all of her right, title, and interest in that 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. 283, on the Plan of Brook Meade, Section 8, of record in Book 2900, Page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Jane Littleton by Warranty Deed from Jason Facio, unmarried, and Norma Facio de Merrill, unmarried, of record in Instrument No. 20040816-0098831, Register's Office for Davidson County, Tennessee.

The said Mary Jane Littleton having since died on March 23, 2024, leaving her residuary estate to Mary Ann Littleton and Joseph Andrew Littleton, as evidenced by her Last Will and Testament, of record in Instrument No. 20240812-0060148 and Order Granting Probate of Will as Muniment of Title Only, of record in Instrument No. 20240812-0060147, Register's Office for Davidson County, Tennessee. Said property has never been a marital residence of the Grantor.

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

This is **improved** property known as: **921 BRESSLYN ROAD, NASHVILLE, TN 37205.**

Witness our hands this the 30 day of August, 2024.

MARY ANN LITTLETON

STATE OF Kentucky)
COUNTY OF Calloway)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN LITTLETON**, the within named Grantor, 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, this the 30 day of August, 2024.

CHARLES ANDREW JOHNSON
My Comm. Exp. 01/08/2028
NOTARY PUBLIC
Notary ID #KYNP23111
STATE AT LARGE, KENTUCKY

Notary Public
My Commission Expires: 1-8-28