Karen Johnson Davidson County
Batch# 1182178 DEEDQC
09/16/2024 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240916-0071343

THIS INSTRUMENT PREPARED BY: ANDREW BELLM **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2024. Notary Public My commission expires: 5/3/27

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Mary Frances Varallo
301 St. James Park
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Numbers:
104-13-0F-106.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JOE M. GOODMAN, EXECUTOR AND PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCES ANNE VARALLO**, deceased (the "Decedent"), who died on July 22, 2024, and whose estate is being administered in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P-1665, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and

in connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated September 17, 2013, which was duly admitted to probate and is of record in the Circuit Court for Davidson County, Tennessee, Probate Division, hereby remises, releases and forever quitclaims unto **MARY FRANCES VARALLO**, all of the right, title and interest of Decedent and Decedent's estate, as administered by the undersigned Executor, in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 106 Brighton Close, Nashville, Tennessee 37205.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hands this 13th day of September, 2024.

JOE M. GOODMAN, Executor and Personal Representative of the Estate of Frances of Anne Varallo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE M. GOODMAN, EXECUTOR AND PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCES ANNE VARALLO,** with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 2024.

Notary Public

My Commission Expires: 5/3/27

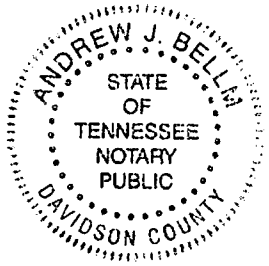


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 106, Phase 1A on the plan of Brighton Close, Phase 1A, 1B, 1D and Phase II of record in Plat Book 6900, page 869, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Frances Anne Varallo by Warranty Deed from Mary Kathleen Pierce, unmarried, of record in Book 9419, page 309, Register's Office for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Frances Anne Varallo, upon her death, the subject property was given to Mary Frances Varallo.

True Copy Certification

I, Andrew J. Bellm, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2024.

Affiant Signature

Date: September 16, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of September, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

4861-0887-7795, v. 1