Karen Johnson Davidson County
Batch# 1182178 DEEDQC
09/16/2024 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240916-0071344

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

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

Send Tax Bills To:
SAME

Map-Parcel Numbers:
103-15-0B-138.00

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, Docket 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 and Personal Representative, 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 4487 Post Place, Unit 138, 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 hand this 13th day of September, 2024.

JOE M. GOODMAN, Executor and Personal Representative of the Estate of Frances 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, this13th day of September, 2024.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 138 of Lion' s Head Condominium, a Horizontal Property Regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, Register' s Office for Davidson County, Tennessee, and as shown on Plat of record in Book 5200, page 82, said Register' s Office, both to which reference is hereby made for a more complete description thereof, together with an undivided interest in the common elements as set forth in said master deed.

Being the same property conveyed to Frances Anne Varallo by Special Warranty Deed from Lions Head Associates, a general partnership composed of Andrews Properties, Inc. and Cherokee Properties, Inc., Tennessee corporations, of record in Book 5487, page 708, Register's Office for Davidson County, Tennessee. The said Frances Anne Varallo having since died on July 22, 2024, and by Will probated under Docket No. 24P1665, Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was administered as part of the probate estate and was devised 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

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

4885-5750-0899, v. 1