Karen Johnson
Batch # 1246126
03/14/2025 09 42 29 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250314-0018748

This Document was prepared by:
Chelston M Ketting
1755 Briza Del Mar Drive
Navarre, FL 32566

After Recording, Please Return to.
Chelston M. Ketting
1755 Briza Del Mar Drive
Navarre, FL 32566

QUITCLAIM DEED

ADDRESS NEW OWNER·	SEND TAX BILLS TO:	MAP-PARCEL NO.
Caressa Lynne Ketting 2962 Baby Ruth Lane, Unit 15 Antioch, TN 37013	Same	163-11-0D-15.00

KNOW ALL MEN BY THESE PRESENTS that Grantor, Chelston Mees Ketting, Executor of the Estate of Lydia Sara Ketting, for and in consideration of the sum of no ($0.00) dollars, the receipt of which is hereby acknowledged, release and forever quitclaim unto Grantee, Caressa Lynne Ketting, a certain tract of land in Davidson County, Tennessee, together with all of Grantor's right, title, and interest in the property described as follows·

Land in Davidson County, Tennessee, being Unit 15, PLAN OF HICKORY PLACE TOWNHOUSES, as shown on plat of record in Plat Book 11190, Page 54, in the Register's Office, Davidson County, Tennessee, to which plat refence is hereby made for a more particular description of said property. This property is also known by street and number as 2962 Baby Ruth Lane, Unit 15, Antioch, TN 37013.

Being the same property conveyed to Lydia Sara Ketting by Quitclaim Deed from Jim Rayburn Harley, Successor Trustee of the Randall K. Harley, Jr. Living Trust UAD October 3, 1995, and amended on April 26, 2001, recorded on the 6th day of January 2021 of record in Instrument No. 20210106-0002247 in the Register's Office for Davidson County, Tennessee.

The said Lydia Sara Ketting having since died on May 4, 2024, thereby vesting title solely in Caressa Lynne Ketting.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

This conveyance is subject to any and all existing easements and restrictions of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of March, 2025.

Chelston Mees Ketting, Executor of the
Estate of Lydia Sara Ketting

State of Florida
County of Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Chelston Mees Ketting, who used a Florida Driver's License as proof of identity, and who acknowledged that he is the Executor of the Estate of Lydia Sara Ketting, executed the within instrument for the purposes therein contained.

Witness my hand this 5 day of March, 2025.

LEAH R NEUSER
Notary Public-State of Florida
Commission # HH 530974
My Commission Expires
May 27, 2028

Notary Public, State of Florida
My Commission Expires: May 27, 2028

State of Florida
County of Okaloosa

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me in person, this 5 day of March, 2025, by Chelston Mees Ketting, who used a Florida's Driver's License as proof of identity.

LEAH R NEUSER
Notary Public-State of Florida
Commission # HH 530974
My Commission Expires
May 27, 2028

Notary Public