Karen Johnson
Batch # 1317907
09/03/2025 03 31 05 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250903-0070406

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
DAN MURRAY, JR., TRUSTEE 80 Cypress Ave. Mill Valley, CA 94941	SAME	116080G21800

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1))(C)(iv) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

Whereas, LETITIA M. HICKOX owned certain real property in Davidson County, Tennessee;

Whereas, LETITIA M. HICKOX died and devised said property to the Letitia Murray Hickox Living Trust by her Last Will and Testament duly probated in the Seventh Circuit Court for Davidson County, Tennessee Docket Number 23P984;

Whereas, the parties wish to document this testamentary devise;

Now, therefore, I, MAY WEISS, EXECUTOR OF THE ESTATE OF LETITIA M. HICKOX, ("GRANTOR"), hereby transfer, convey and quitclaim all of GRANTOR'S right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference to DAN MURRAY, JR., TRUSTEE OF THE LETITIA MURRAY HICKOX LIVING TRUST, his successors and assigns.

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

WITNESS my hand this 27 day of August, 2025.

MAY WEISS, executor of the estate of Letitia Hickox
MAY WEISS, EXECUTOR OF THE ESTATE OF
LETITIA M. HICKOX

STATE OF MISSISSIPPI)
COUNTY OF Lafayette)

Before me personally appeared MAY WEISS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executor of the Estate of LETITIA M. HICKOX, and that she as such Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27 day of August, 2025.

STATE OF MISSISSIPPI
CYNTHIA BADDOUR
ID No
114537
Comm Exp
12-10-2027
NOTARY PUBLIC
LAFAYETTE COUNTY

Cynthia Baddour
Notary Public
My Commission Expires: Dec 10, 2027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 6 on the Plan of 2nd Revision Chestnut Hill Condominiums Sugartree Phase V of record in Plat Book 5200, page 537, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Chestnut Hill, a horizontal property regime established by Master Deed of record in Book 5560, page 763, said Register's Office.

Being the same property conveyed to Letitia Murray Hickox by Deed of record in Book 11606, Page 122. R.O.D.C.

The property address is 3719 Auburn Lane, Nashville, TN 37215