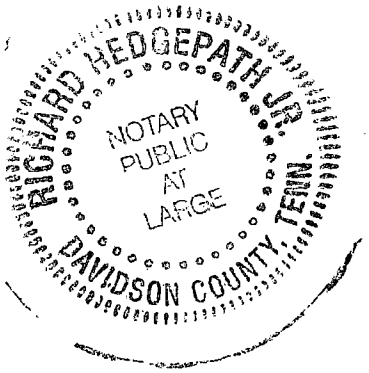
Karen Johnson
Batch # 1366907
01/07/2026 01:39:57 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260107-0001475

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 4th day of December 2025

Giggs Lithgow
Affiant

NOTARY PUBLIC: Richard Hedgepath

My commission expires: 03-09-2027

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Giggs Lithgow	Same	086 07 0 127.00
1104 Jacksons Valley Rd.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and for the express purpose of dividing property between spouses in a divorce action in the Circuit Court for Davidson County, Tennessee, #25D-1454, and pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose of conveying all my right, title, and interest in the subject real property as set forth herein, **I, HANNAH LITHGOW,** hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto **GIGGS LITHGOW**, hereinafter referred to as Grantee, his successors and assigns, all of my right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Final Plat of Jackson's Retreat, Phase V-A, Planned Unit Development of record in Plat Book 6250, Page 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Giggs Lithgow and Hannah Lithgow, Husband and Wife, by warranty deed from Dakota Danielle Esker, an unmarried woman, of record as Instrument #20241125-0091919, Register' Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is the same description as in the previous deed of record.

This is improved property known as: **1104 Jacksons Valley Rd., Hermitage, TN 37076.**

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

Witness my hand this 8 day of Dec. 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HANNAH LITHGOW - Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HANNAH LITHGOW**, the bargainor, 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 at Nashville, Tennessee, this 8 day of December 2025.

NOTARY PUBLIC: _____

My commission expires: 10-21-28

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028