Prepared by and Return to:

Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
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Karen Johnson Davidson County
Batch # 1395434 DEEDQC
03/20/2026 11:48:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022370

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Michael J. Christman **4056 Ames Drive** **Nashville, TN 37218**	**SAME**	**059 10 0 123.00**

Patricia Christman (a/k/a Patricia Clayton) (hereinafter referred to as the "Decedent") died on October 24, 2025, leaving a Last Will and Testament dated June 28, 2023. The Last Will and Testament was admitted to probate on November 18, 2025, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 25P2238. The Personal Representative, Youri M. Hall, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, YOURI M. HALL, Personal Representative of the Estate of Patricia Christman (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto MICHAEL J. CHRISTMAN, (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Haynes Estates, section II as of record in Book 4175, page 13, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to PATRICIA CLAYTON by Quitclaim Deed from MARY N. WOOD, Trustee of the Mary N. Wood Revocable Living Trust, of record as Instrument No. 20110906-0068680, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4056 Ames Drive, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 19th day of March, 2026.

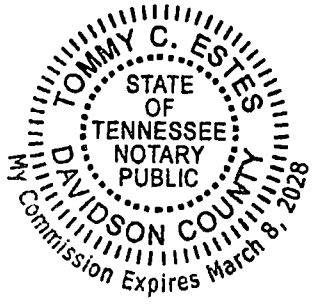
ESTATE OF PATRICIA CHRISTMAN-GRANTOR

By: _____
YOURI M. HALL, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C Estes, a Notary Public of this County, YOURI M. HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Patricia Christman and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 19th day of March, 2026.



Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(iv) [formerly Section 67-4-409(a)(3)(D)].