STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Karen Johnson Davidson County
Batch# 963220 DEEDQC
01/23/2023 08:19:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230123-0004877

The actual consideration or value, whichever is greater, for this transfer is $

Ava D. Christian
Affiant

Subscribed and sworn to before me on this 19 day of January, 2023.

Notary Public _____ My Commission Expires: 3/3/2026

NICOLAS PERENICH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Parcel ID:
Michael Christian 413 Amquiwood Court Madison, TN 37115	New Owner	081 08 0 163.00

Personal Representative's Deed

For and in consideration of the sum of Ten ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will Ava Christian, Personal Representative for the Estate of Thomas Christian (appointed in Probate Court Case number 22P-1894, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto **Michael Christian**, hereinafter called the Grantee, his heirs, successors and assigns, all her right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 105 on the Plan of D.T. McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 50 feet on the westerly side of Rosa L. Parks Blvd., formerly 8th Avenue North, formerly McGavock Avenue or Spruce Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Thomas Christian and wife, Melissa B. Christian from Vera Frances Shaw Webb, of record in Book 5242, Page 569, Davidson County Register of Deeds. The said Melissa B. Christian having predeceased Thomas Christian.

This is improved property, known as **1803 Rosa L. Parks Blvd., Nashville, TN 37208.**

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

WITNESS my hand on the date below.

Ava D. Christian — 1/19/23

Ava Christian, Personal Representative of the Estate of Thomas Christian — Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ava Christian**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 19 day of January, 2023.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY