Karen Johnson Davidson County
Batch# 1014380 DEEDQC
06/13/2023 09 07 08 AM 4 pgs
Fees $22 00 Taxes $0 00

20230613-0044855

THIS INSTRUMENT PREPARED BY
Thomas I Bottorff
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/371-0800

EXECUTOR'S DEED

Address New Owner As Follows.	Send Tax Bills To	Map & Parcel No
Amy Louise Delvin 356 Cedarmont Drive Nashville, TN 37211	Same	Map 148-2 Parcel 12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This transfer is exempt from recordation tax pursuant to T C A §67-4-409 (a) (iv)

Amy L Delvin
Affiant

Sworn to and subscribed before me this 8th day of June, 2023

Notary Public

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires.
6/21/2025

WITNESSETH:

WHEREAS, Andrew J Kovalick and wife, Louise E. Kovalick, acquired the herein described property as tenants by the entirety by a Warranty Deed from Murray Parker and wife, Lavada D Parker, dated November 6, 1964, of record in Book 3831, page 164, Register's Office, Davidson County, Tennessee, ("RODCT"); and;

WHEREAS, the said real property is known as 3705 East Ridge Drive, Nashville, Tennessee, 37211; and,

WHEREAS, Andrew J. Kovalick subsequently predeceased his wife, Louise E. Kovalick, leaving her as the surviving tenant by the entirety and sole owner of the fee simple interest in said property; and,

WHEREAS, Louise E. Kovalick died on June 5, 2021 leaving a Last Will and Testament which has been admitted to probate by Order of the Seventh Circuit Court for Davidson County, Tennessee, entered on August 18, 2021, Docket No. 21P-1368, and,

WHEREAS, the original of the probated Last Will and Testament of Louise E Kovalick ("Will") is filed in the Circuit Court Clerk's Office of Davidson County, Tennessee; and,

WHEREAS, by said Last Will and Testament Louise E. Kovalick specifically devised the said property to her daughter, Patricia Louise Kircher; and,

WHEREAS, the said Patricia Louise Kircher predeceased her said mother, Louise E. Kovalick; and,

WHEREAS, the said Patricia Louise Kircher is survived by her only child, Amy Louise Delvin, who is an adult, and,

WHEREAS, pursuant to T.C.A. §32-3-105, (the Anti-lapse statute) and the terms of said Will, the said Amy Louise Delvin takes the estate or interest in said property that her mother, Patricia Louise Kircher, deceased, would have taken if she had survived her mother, Louise E Kovalick; and,

WHEREAS, the said Amy Louise Delvin is the Court appointed Personal Representative of Louise E. Kovalick, deceased, and is the Administrator c.t a of her grandmother's estate, and,

WHEREAS, in order to memorialize the devise of said real property in the Will and the aforesaid statute, the said Amy Louise Delvin, as Administrator c t a. of the Will of Louise E Kovalick, deceased, has executed and delivered this instrument to said Amy Louise Delvin, individually

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of Ten Dollars and 00/100 ($10 00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Amy Louise Delvin, Administrator c.t a, of the Last Will and Testament of Louise E. Kovalick, deceased, by these presents do hereby quitclaim, transfer and convey all right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, described below, to Amy Louise Delvin, and her heirs, successors and assigns, to wit·

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, page 93, Register's Office for said County

Said Lot No. 154 fronts 152 3 feet on the westerly side of East Ridge Drive and extends back 254.1 feet on the northerly line and 261.7 feet on the southerly line to a dead line in the rear on which it measures 152.3 feet

Being the same property conveyed to Andrew J Kovalick, and wife, Louise E. Kovalick, as tenants by the entirety, by a Warranty Deed, dated November 6, 1964, of record in Book 3831, page 164, Register's Office for Davidson County, Tennessee, and the said Andrew J. Kovalick having since died, title to said property vested solely in Louise E. Kovalick, as the surviving tenant by the entirety, and being the same property devised by the Last Will and Testament of Louise E Kovalick, deceased, of record in Circuit Court Clerk's Office, Davidson County, Tennessee, Docket No 21-P-1368, and T C A. §32-3-105, to Amy Louise Delvin

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

This is improved property known as 3705 East Ridge Drive, Nashville, Tennessee, 37211

IN WITNESS WHEREOF, AMY LOUISE DELVIN, as Administrator c t a of Last Will and Testament of Louise E. Kovalick, deceased, executed this Executor's Deed as of the 8th day of June, 2023.

Amy Louise Delvin, Administrator c.t.a.
AMY LOUISE DELVIN,
Administrator c.t.a of the Last Will and Testament of Louise E Kovalick, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AMY LOUISE DELVIN,** Administrator c t a. of the Last Will and Testament of Louise E. Kovalick, deceased, 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 purpose therein contained.

Witness my hand this 8th day of June, 2023.

Notary Public

THOMAS T. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
6/21/2025