Karen Johnson
Batch # 1144990
06/10/2024 09:00:07 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240610-0043062

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Joyce Edwards Choate
Affiant

Subscribed and sworn to before me on this 6 day of June 2024.

Notary Public

My Commission Expires: 3/15/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Parcel ID:
Joyce Edwards Choate 4014 Overbrook Dr. Nashville, TN37204	~~Same as current bill~~ New Owner	132 02 0 042.00

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 Joyce Edwards Choate, Personal Representative for the Estate of Anne Edwards (appointed in Probate Court Case number 24P-754, 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 Joyce Edwards Choate, hereinafter called the Grantee, her heirs, successors and assigns, all right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 13 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.

Said Lot No. 13 fronts 220 feet on the easterly side of Overbrook Drive and runs back between lines, 304.3 feet on the southerly line and 253.6 feet on the north line to a dead line in the rea on which it measures 111.6 feet.

Being the same property conveyed to George D. Edwards, Jr. and wife Annie S. Edwards (also known as Anne Edwards) from William F. Carter and wife Mildred H. Carter, of record in Book 2812, Page 107, Davidson County Register of Deeds. The said George D. Edwards, Jr. having predeceased Annie S. Edwards.

This is improved property, known as **4014 Overbrook Dr., Nashville, TN 37204.**

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

WITNESS my hand on the date below.

Joyce Edwards Choate

Joyce Edwards Choate, Personal Representative of the Estate of Anne Edwards

June 6, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joyce Edwards Choate,** 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 6 day of June, 2024.

Notary Public

My Commission Expires: 3/3/25

