Karen Johnson Davidson County
Batch # 1240123 DEEDQC
02/24/2025 08:53:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250224-0013277

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_____)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Laura Reaves
Affiant

Subscribed and sworn to before me on this 20 day of February, 2025.

Notary Public _____ My Commission Expires: 3/3/28

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:
Laura Reaves, Trustee 8023 Regency Dr Nashville, TN 37221	New Owner	128 14 0 116.00

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, Laura Reaves, Personal Representative for the Estate of Theresa Kerby (appointed in Probate Court Case number 24P-2050, 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 Laura Reaves, Trustee of the Ryan Reaves Testamentary Trust Under the Will of Theresa Kerby, hereinafter called the Grantee, her successors and assigns, all right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 38 as shown on the plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for said County.

Said Lot No. 38 fronts 75.84 feet on the westerly side of Regency Drive and runs back between lines 210.25 feet on its northeasterly line and 176.46 feet on its southerly line, to a dead line in the rear on which it measures 133.99 feet.

Being the same property conveyed by deed from Kay Kerby, Executor of the Estate of Billy Joe Kerby, to Theresa Kerby, of record in Instrument No. 20190909-0090823 Register's Office for Davidson County, Tennessee.

This is improved property, known as **8051 Regency Dr., Nashville, TN 37221**

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

Ryan Reaves signs below to quitclaim any right, title, or interest he may have, if any, to the property.

WITNESS my hand on the date below.

Laura Reaves — 2/20/25

Laura Reaves, Personal Representative of the Estate of Theresa Kerby — Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Nashville, Tennessee, this 20 day of February, 2025.

Notary Public

NICHOLAS PERENICH, JR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: 3/3/25

Ryan Reaves — 2/20/25

Ryan Reaves — Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Nashville, Tennessee, this 20 day of February, 2025.

Notary Public

NICHOLAS PERENICH, JR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: 3/3/25