This instrument prepared by:

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Karen Johnson
Batch # 1274502
05/19/2025 12 12 20 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDWARR
4 pgs
20250519-0039221

NOTE TO REGISTER. Upon recording, please return the recorded instrument to. JOHN R REYNOLDS, Attorney at Law, Suite 114, Center 615, 615 Main Street, P O Box 190481, Nashville TN 37206

Address New Owner(s) as follows: **ARIEL PARKER and ERINN COURTNEY PARKER, 503 Rosebank Avenue, Nashville, TN 37206**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No./Dist. **08308013600**

PERSONAL REPRESENTATIVE'S DEED

MUNIMENT OF TITLE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MADLYNN DORITA CHURCHWELL died 08 January 2025, and her estate is being administered in the **Seventh** Circuit Court (Probate Division), **Davidson** County, Tennessee, Case No. 25P-537; and

WHEREAS, MADLYNN DORITA CHURCHWELL died intestate and Letters of Authority were issued to her daughter, **ARIEL PARKER**; and

WHEREAS, ARIEL PARKER and **ERINN COUNRTNEY PARKER** are the sole heirs and beneficiaries of the intestate Estate of **MADLYNN DORITA CHURCHWELL, deceased**; and

WHEREAS, ARIEL PARKER is the duly appointed and acting Personal Representative of the Estate of **MADLYNN DORITA CHURCHWELL**, deceased, under Letters of Authority issued 02 April 2025;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the inheritance to and vesting of the Real Property hereinafter identified and described to **ARIEL PARKER and ERINN COURTNEY PARKER**, the undersigned, **ARIEL PARKER**, Personal Representative of the Estate of **MADLYNN DORITA CHURCHWELL**, deceased, hereinafter referred to as Grantor, by these

presents does hereby quitclaim and convey to **ARIEL PARKER** and **ERINN COURTNEY PARKER**, their heirs and assigns, hereinafter referred to as Grantees, that certain tract or parcel of land in **Davidson County, Tennessee**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property located at and known as **503 Rosebank Avenue, Nashsville, Davidson County, Tennessee 37206**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **ARIEL PARKER** and **ERINN COURTNEY PARKER**, their successors and assigns, forever.

Grantor and Grantees are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Executor's Deed on the 13 day of May 2025.

ARIEL PARKER, Personal
Representative of the Estate of
MADLYNN DORITA CHURCHWELL, deceased.

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **ARIEL PARKER** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **MADLYNN DORITA CHURCHWELL**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing her name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May 2025.

Notary Public

My commission expires: 1118128



STATE OF **TENNESSEE**
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $489,500
Exempt

Affiant

Subscribed and sworn to before me this 13th day of May 2025.

Notary Public

My commission expires 1118128

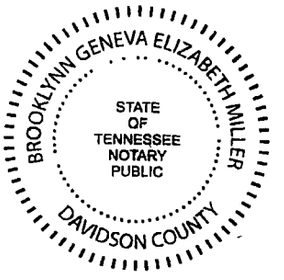


EXHIBIT A

Map/Parcel No. **08308013600**
Field Book No. _____
503 Rosebank Avenue
Nashville TN 37206

Land in **Davidson** County, Tennessee, being Lot No. 16 on the Plan of Rosewood Heights, Section 1, as of record in Book 2133, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular, complete and accurate description.

Being the same property conveyed to **MADLYNN D.CHURCHWELL**, by Deed from **TIMMONS MAINTENANCE & REMODLING, INC.**, as shown of record as Instrument No. 20051202-0144936, Register's Office for **Davidson** County, Tennessee.

MADLYNN D. CHURCHWELL was one and the same person as **MADLYNN DONITA CHURCHWELL.**

This Deed is evidence of Real Property inherited by **ARIEL PARKER** and **ERINN COURTNEY PARKER**, the sole heirs and beneficiaries of the intestate Estate of **MADLYNN DORITA CHURCHWELL**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***