Karen Johnson
Batch # 1304249
07/31/2025 03:40:41 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250731-0060875

This Instrument Prepared By:

Justin G. Miller
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel
Teresa V. Pickney 1012 Mystic Streams Drive Mt. Juliet, TN 37122	Teresa V. Pickney 1012 Mystic Streams Drive Mt. Juliet, TN 37122	093 15 0 134 00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

NOTE TO REGISTER'S OFFICE: THIS CONVEYANCE IS EXEMPT FROM THE PAYMENT OF THE PRIVILEGE TAX PURSUANT TO SECTION 67-4-409(a)(1)(C)(iv), TENNESSEE CODE ANNOTATED.

WHEREAS, Michael A. Pickney died the 1st day of February, 2001 owning certain real estate in Davidson County, Tennessee as hereinafter described, and

WHEREAS, Michael A. Pickney left a Last Will and Testament dated December 27, 1995, which was admitted to probate in March 1, 2001, in the General Sessions Court for Wilson County, Tennessee, Docket No. A535, and Teresa V. Pickney was appointed as Personal Representative of the estate, and

WHEREAS, the estate was subsequently closed pursuant to an Order to Close entered on September 1st, 2005, Docket No. A535, and

WHEREAS, the estate was re-opened pursuant to Letters Testamentary issued on July 23rd, 2025, Docket No. A535, for the sole purpose of distributing said property hereinafter described, and

WHEREAS, Teresa V. Pickney is the residuary beneficiary under such Last Will and Testament.

NOW, THEREFORE, in consideration of the premises and in accordance with the Last Will and Testament of Michael A. Pickney, **Teresa V. Pickney, as Personal Representative under the**

Last Will and Testament of Michael A. Pickney, by these presents does hereby quitclaim and convey unto **Teresa V. Pickney**, her heirs, successors and assigns, all of the right, title and interest of Michael A. Pickney and his estate in and to the following described tract of land situated in Davidson County, Tennessee:

BEING A RESUBDIVISION OF LOTS 12 AND 13 OF JAMES P. CLARK'S SUBDIVISION OF CERTAIN LOTS IN THE BARROW GROVE ADDITION AS OF RECORD IN PLAN BOOK 1, PAGE 98, CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID RESUBDIVISION BEING OF RECORD IN BOOK 4715, PAGE 124, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH RESUBDIVISION REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed unto Michael A. Pickney by Tennessee Warranty Deed of Paul A. Pickney, dated January 1, 1999, recorded in Book 11333, Page 403, Register's Office for Davidson County, Tennessee.

This is the improved property known as 933 Rep John Lewis Way S Nashville, TN 37203.

WITNESS my hand this 28th day of July, 2025

Teresa V. Pickney

Teresa V. Pickney

As Personal Representative under the Last Will and Testament of Michael A. Pickney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. ALLEN REYNOLDS III, a Notary Public in and for said State and County, Teresa V. Pickney, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Personal Representative under the Last Will and Testament of Michael A. Pickney, and that she, as such Personal Representative, is authorized to execute this instrument on behalf of the Estate of Michael A. Pickney.

Witness my hand, at office, this 28 day of July, 2025.

Notary Public
My commission expires: 1-11-26

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY