Karen Johnson Davidson County
Batch # 1305026 DEEDQC
08/01/2025 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250801-0061151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Shannon Brea Cox
Affiant

Subscribed and sworn to before me on this 30 day of July, 2025.

Notary Public _____ My Commission Expires: 3/6/28

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:
Church of the Advent Episcopal 5501 Franklin Pike Nashville, TN 37220	New Owner	147 05 0 081.00

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, Nancy Pinnell Smith and Shannon Brea Cox, Co-Personal Representatives for the Estate of Mary Clyde Sparks (appointed in Probate Court Case number 23P-2400, 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 Church of the Advent Episcopal, hereinafter called the Grantee, its successors and assigns, all right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 129 on the Amended Plan of Caldwell Hall, Section 1, as of record in Book 2900, page 58, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Wauford Drive, the common corner of lots 128 and 129; thence with the lines between said lots, northwardly 158 feet to a point, a corner of lot 130; thence with the line between lots 129 and 130, westwardly 139.7 feet to a point in the easterly margin of Arden Drive; thence with the margin of the same, southwardly 95 feet to a point, the beginning of a curve; thence southeastwardly around said curve with a radius of 25 feet, 32.97 feet to a point in the northerly margin of Wauford Drive; thence with the margin of the same, eastwardly 94.27 feet to the point of beginning.

Being the same property conveyed to Mary Clyde Sparks from Mary Clyde Sparks, Executrix of the Estate of Loman Sparks, deceased, of record in Document # 20190514-0045187, Davidson County Register of Deeds.

This is improved property, known as **310 WAUFORD DR NASHVILLE 37211.**

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

WITNESS our hands on the dates below.

Nancy Pinnell Smith — 07-24-25

Nancy Pinnell Smith, Personal Representative for the Estate of Mary Clyde Sparks — Date

STATE OF N Carolina)
COUNTY OF Stanly)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nancy Pinnell Smith, Co-Personal Representative for the Estate of Mary Clyde Sparks**, 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 Oakboro, (CITY/STATE), this 24th day of July, 2025.

Notary Public

KRISTI A THOMPSON
Notary Public, North Carolina
Stanly County
My Commission Expires: 2-4-27

My Commission Expires: 02/4/2027

Shannon Brea Cox — 07-30-25

Shannon Brea Cox, Personal Representative for the Estate of Mary Clyde Sparks — Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shannon Brea Cox, Co-Personal Representative for the Estate of Mary Clyde Sparks**, 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, (CITY), Tennessee, this 30 day of July, 2025.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY