Karen Johnson
Batch # 1424111
05/22/2026 09:05:25 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260522-0046759

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Michael W. Christian
Affiant

Subscribed and sworn to before me on this 19 day of May, 2026.

Notary Public _____ My Commission Expires: 3/6/29

NICOLAS 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:
Lillian Christian French 2505 Delk Ave Nashville, TN 37208	New Owner	081 10 0 143.00

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, Michael Christian, Personal Representatives for the Estate of Geraldine Christian (appointed in Probate Court Case number 26P-584, 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 Lillian Christian French, hereinafter called the Grantee. Grantee's 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. 72 on the map of Cobb's Subdivision, of lot No. 6 of the Harding Bosly Tract as of record on Book 161, page 155 Register's Office for Davidson County. Said lot No. 72 fronts 50 feet on the southerly side of Martha Street, (now Delk Avenue) and runs back 203.1 feet on the easterly side of the line and 213.5 feet on the westerly line to an alley, measuring 51 feet thereon.

Being the same property conveyed to Geraldine Meneese Christian from Thomas Christian, of record in Book 8507, Page 377, Davidson County Register of Deeds.

This is improved property, known as **2505 Delk Ave, Nashville, TN 37208.**

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

WITNESS my hand on the date below.

Michael W. Christian — MAY 19, 2026

Michael Christian, Personal Representative for the Estate of Geraldine Christian — Date

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Christian, Personal Representative for the Estate of Geraldine Christian, 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, TN this 19 day of May, 2026.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY