Karen Johnson Davidson County
Batch # 1440377 DEEDQC
06/30/2026 08:36:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260630-0058816

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me on this 23 day of June, 2026.

Notary Public

My Commission Expires: 3/16/25

NICHOLAS PERENICH JR NOTARY PUBLIC STATE OF TENNESSEE 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:
Tram Mai Giroir-York 841 Beech Bend Dr. Nashville, TN 37221	Same as current	142 14 0 166.00

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, Tram Giroir-York, Personal Representatives for the Estate of James Christian York (appointed in Probate Court Case number 26P-906, 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 Tram Mai Giroir-York, 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:

Land in Davidson County, Tennessee, being Lot No. 670 on the Plan of Section Three, Harpeth Woods of record in Plat Book 5200, Page 270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James C. York from Kimberly S. Cottrell and Jeremy Cottrell, of record in Document # 20190702-0064715, Davidson County Register of Deeds.

This is improved property, known as **841 Beech Bend Dr, Nashville, TN 37221.**

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

WITNESS my hand on the date below.

Tram Giroir-York, Personal Representative for the Estate of James Christian York

6/23/2026
Date

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tram Giroir-York, Personal Representative for the Estate of James Christian York, 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 23 day of June, 2026.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY