Karen Johnson
Batch # 1442288
07/06/2026 08:36:40 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260706-0060175

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 30 day of June, 2026.

Notary Public

My Commission Expires: 3/6/28

NICHOLAS PERENICH, JR
NOTARY PUBLIC
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:
Justin Higdon 408 Sunrise Ct. Nashville, TN 37221	New Owner	141 07 0B 067.00

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, Justin Higdon, Personal Representative for the Estate of Everette McMurtry, also known as Everette T. McMurtry, Jr. (appointed in Probate Court Case number 26P-1027, 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 Justin Higdon, 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. 102 on the Plan of Somerset Farms First Revision, Section Three of record in Book 7900, page 741, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Everette T, McMurtry, Jr. and wife Patricia A. McMurtry, of record in Document # 20130903-0092742, Davidson County Register of Deeds. Patricia A. McMurtry having predeceased Everette T. McMurtry, Jr.

This is improved property, known as **408 Sunrise Ct., 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.

Justin Higdon, Personal Representative for the Estate of Everette McMurtry

6/30/26
Date

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justin Higdon, Personal Representative for the Estate of Everette McMurtry, 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 30 day of June, 2026.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29