BILL GARRETT, Davidson County
Trans:T20150058729 DEEDQC
Recvd: 07/20/15 09:03 2 pgs
Fees:12.00 Taxes:0.00
20150720-0070398

THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
648 Riverside Drive #410
Memphis, TN 38103

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Richard Andrew Pratt | New Owner | Map103-04 |
| 4412 Park Avenue | | Parcel 12 |
| Nashville, TN 37209 | | |

KNOW ALL MEN BY THESE PRESENTS that I, Charles Sutton Brandon, in his capacity as Executor for the Estate of Thelma C. Pratt, and individually, (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto Richard Andrew Pratt, his successors, heirs and assigns (hereinafter referred to as the "Grantee"), any interest Grantor might have as the sole beneficiary of the Estate of Thelma C. Pratt, also known as Thelma Carolyn Pratt, as well as any interest that said Estate may have, to a certain tract of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 311 and the westerly 39 feet of Lot No. 309 of Block 16, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 and part of Lot No. 309 front together 100 feet on the northerly side of Idaho Avenue, formerly 5th Avenue and run back between parallel lines with the easterly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Richard Andrew Pratt and Thelma Carolyn Pratt as joint tenants with the right of survivorship by deed of record in Instrument No. 20040721-0087539 Register's Office for Davidson County, Tennessee. The said Thelma Carolyn Pratt having since died on December 19, 2014 and her estate has been probated under Docket No. 15P-140 in the Seventh Circuit Court of Davidson County Tennessee (Probate Division). Thelma Carolyn Pratt and Thelma C. Pratt are one and the same person. Pursuant to operation of law, the Grantee became the sole owner of the Property upon the death of Thelma Carolyn Pratt, however the Grantor and Grantee desired the recording of this Quit Claim Deed so as to acknowledge that Grantee is the sole owner of the Property.

This is improved property known as 4410 Idaho Avenue Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises and the Grantee assumes the real estate taxes for the 2015 year.

SIGNATURE AND NOTARY ON THE FOLLOWING PAGE

WITNESS my hand this 16 day of July, 2015.

Charles Sutton Brandon Executor
CHARES SUTTON BRANDON, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Charles Sutton Brandon, in his capacity as Executor of the Estate of Thelma Carolyn Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Thelma Carolyn Pratt, the bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name as Executor.

Witness my hand and official seal this 16 day of July, 2015.

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires March 19, 2019

Notary Public

My Commission Expires: 3/19/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Richard A Pratt
Affiant

Sworn to and subscribed before me this 16 day of July, 2015.

Notary Public
My Commission Expires: 3/19/2019

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires March 19, 2019