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

BILL GARRETT, Davidson County
Trans:T20150077190 DEEDQC
Recvd: 09/10/15 15:06 2 pgs
Fees:12.00 Taxes:0.00
20150910-0092111

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Charles Sutton Brandon	New Owner	Map103-04
4410 Idaho Avenue		Parcel 14
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, (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto Charles Sutton Brandon, his successors, heirs and assigns (hereinafter referred to as the "Grantee"), any interest the Estate of Thelma C. Pratt, also known as Thelma Carolyn Pratt, may have to a certain tract of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Land in Davidson County, Tennessee, being the westerly 45 feet of Lot No. 305 and the easterly 5 feet of Lot No. 307 of Block 16, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 305 and 307 front together 50 feet on the northerly side of Idaho Avenue, formerly 5th Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas E. Gentry and wife Thelma P. Gentry by deed of record in Book 4930 Page 746 said Register's Office, the parties then divorced and the said Thomas E. Gentry quitclaimed his interest in the Property to Thelma P. Gentry of record in Book 5934, Page 229 Register's Office for Davidson County, Tennessee.

Thelma P. Gentry and Thelma Carolyn Pratt and Thelma C. Pratt are all one and the same person.

The said Thelma Carolyn Pratt having since died on December 19, 2014 and her Last Will and Testament has been probated under Docket No. 15P-140 in the Seventh Circuit Court of Davidson County Tennessee (Probate Division). The Grantee is the sole heir as well as the sole residual beneficiary pursuant to the Last Will and Testament of Thelma C. Pratt and he desires to record this Quit Claim Deed so as to acknowledge that Grantee is the sole owner of the Property.

This is improved property known as 4404 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.

WITNESS my hand this _____ day of _____, 2015.

Charles Sutton Brandon Exec
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 9th day of September, 2015.

Patricia Pedrosa
Notary Public

My Commission Expires: 3-7-2017

PATRICIA PEDROSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Charles S. Brandon Executor
Affiant Charles Sutton Brandon

Sworn to and subscribed before me this 9 day of September, 2015.

Patricia Pedrosa
Notary Public
My Commission Expires: 3-7-2017

PATRICIA PEDROSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017