BILL GARRETT, Davidson County
Trans:T20150084992 DEEDQC
Recvd: 10/06/15 11:01 5 pgs
Fees:27.00 Taxes:0.00
20151006-0101656

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
Pratt Properties c/o Richard Pratt 4412 Park Avenue Nashville, TN 37209	New Owner	Map 91-16-0 Parcel 136 & 137

KNOW ALL MEN BY THESE PRESENTS that I, Charles Sutton Brandon, Helen Louise Coggin, Richard Andrew Pratt, Billy L. Thompson, David L. Thompson and Donna T. Perry (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto Pratt Properties Partnership, a Tennessee General Partnership, its successors and assigns (hereinafter referred to as the "Grantee"), any interest Grantor might have to a certain tracts of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 302,304 and 306 of Block No. 16, on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.
Said Lots Nos. 302, 304 and 306 front 50 feet each on the southerly side of Dakota, formerly 4th Avenue and run back between parallel lines 150 feet to an alley, said Lot 302 running back with the westerly margin of 44th Avenue North formerly 3rd Street.

Being the same property conveyed to Andrew B. Pratt and wife Ihla Uree Pratt of record in Book 1261, Page 613, said Register's Office.

The said Andrew B. Pratt died on June 17, 1988 and by operation of law his interest in the Property above, passed to his wife, Ihla Uree Pratt. The said Ihla Uree Pratt, died on December 4, 2002 and her Last Will and Testament was probated in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee under Docket No. 03P-27. Pursuant to the Last Will and Testament of Ihla Uree Pratt she devised all of her real estate, which includes the Property, evenly to her four children: Richard Andrew Pratt, Ihla Lorene Thompson, Helen Louise Coggins, also known as Helen Louise Coggin and Thelma Carolyn Pratt. The four children owned the Property evenly as tenants in common. The four children entered into a Partnership Agreement dated March 29, 2004 with each child owning a twenty five percent (25%) interest in said partnership. The partnership was called Pratt Properties Partnership and was a Tennessee General Partnership. The four children contributed their respective twenty five percent (25%) interest in those properties they inherited from Ihla Uree Pratt, including the Property, however there were no deeds executed and recorded to memorialize that these properties, including the Property, were now owned and titled in the name of Pratt Properties Partnership.
The said Ihla Lorene Thompson died on November 29, 2012. Ihla Lorene Thompson and

Lorene P. Thompson are one and the same person. The Last Will and Testament of Lorene P. Thompson was probated in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee under Docket No. 12P-1899. Pursuant to the Last Will and Testament of Lorene P. Thompson, she devised her interest in Pratt Properties Partnership which included those properties she inherited from Ihla Uree Pratt, including the Property, to her husband, Billy L. Thompson, for life, and the remainder interest in all such properties, including the Property, evenly to her two children, David L. Thompson and Donna T. Perry, however if either of her two children predecease Billy L. Thompson and that child dies without issue, then that share shall go to the surviving child.

The said Thelma Carolyn Pratt died on December 19, 2014 and her estate has been probated under Docket No. 15P-140 in the Seventh Circuit Court, Probate Division, of Davidson County Tennessee. Thelma Carolyn Pratt and Thelma C. Pratt are one and the same person. Pursuant to the Last Will and Testament of Thelma Carolyn Pratt, she devised her entire estate to Charles Sutton Brandon, which includes her twenty five percent (25%) interest in Pratt Properties Partnership and all properties she inherited from Ihla Uree Pratt, including the Property.

This is improved property known as 4401 & 4403 Dakota 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 2 day of September, 2015.

Charles Sutton Brandon
CHARES SUTTON BRANDON

Richard Andrew Pratt
RICHARD ANDREW PRATT

Helen Louise Coggin
HELEN LOUISE COGGIN

Billy L. Thompson
BILLY L. THOMPSON

David L. Thompson
DAVID L. THOMPSON

Donna T. Perry
DONNA T. PERRY

NOTARIES ARE ON THE FOLLOWING PAGES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Charles Sutton Brandon, 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 bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 2 day of September, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Richard Andrew 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 bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 2 day of September, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Helen Louise Coggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal this 2 day of September, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Shelby and the State of Tennessee, personally appeared Billy L. Thompson, 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 bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 2 day of September, 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

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for said County and the State of Tennessee, personally appeared David L. Thompson, 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 bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 9th day of September, 2015.

Notary Public
My Commission Expires: 4/3/2017

RHONDA S. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for said County and the State of Tennessee, personally appeared Donna T. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal this 11th day of September, 2015.

Notary Public
My Commission Expires: 4/3/2017

RHONDA S. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 30th day of September, 2015.

Notary Public
My Commission Expires: 3/19/19

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