THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
17-1095TN

BILL GARRETT, Davidson County
Trans:T20170025460 DEEDQC
Recvd: 03/27/17 09:56 2 pgs
Fees:12.00 Taxes:0.00
20170327-0029414

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Carl Pruitt	Carl Pruitt	04104001400
4048 Matilda St	4048 Matilda St	
Nashville, TN 37207	Nashville, TN 37207	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Debbie Lentz n/k/a Debbie Sue Pruitt, unmarried**, hereinafter referred to as the "GRANTOR" and **Carl Pruitt, unmarried**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Debbie Lentz n/k/a Debbie Sue Pruitt, unmarried** has this day quitclaimed unto **Carl Pruitt, unmarried**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 4048 Matilda St Nashville, TN 37207, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Dalemere Subdivision, Section One, as of record in Book 2900, Page 35, Register's Office for said County.

Said Lot No. 14 fronts 101.57 feet on the westerly side of Matilda Street and extends back 327.38 feet on the southerly line to a dead line, measuring 140 feet thereon.

Being the same property conveyed to Carl Pruitt and Debbie Lentz by deed from Beatrice L. Spears, a/k/a Lillian Beatrice Spears, dated 12/22/1998, recorded 12/30/1998 filed of record in Book 11273, Page 260, said Register's Office.

Tax Map and Parcel ID is as follows 04104001400

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

Witness my/our hand(s) this 17th day of March, 2017.

Debbie Lentz n/k/a Debbie Sue Pruitt

Debbie Lentz n/k/a Debbie Sue Pruitt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debbie Lentz n/k/a Debbie Sue Pruitt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 17 day of March, 2017.

Carrie Ann Porter

Notary Public

Commission Expiration:

CARRIE ANN PORTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Carl Pruitt

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this 17 day of March, 2017.

Carrie Ann Porter

Notary Public

Commission Expiration:

CARRIE ANN PORTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE