Karen Y Johnson Davidson County
Batch# 176285 DEEDQC
12/20/2018 09:27:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181220-0123775

Map - Parcel Numbers: 133-03-016

Quitclaim Deed

Address of New Owner(s)
Mary F. Byrnes and Geoffrey Ryan Pratt
3237 Southlake Drive
Nashville, Tennessee 37211

Send Tax Bills To:
SAME

This Instrument Prepared By:
J. Terry Price
GUENTHER, JORDAN & PRICE, PC
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is $0.
Grantor and Grantee are husband and wife.

Affiant

Subscribed and sworn to before me this 18th day of December, 2018.

Notary Public

My Commission Expires November 3, 2020

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mary F. Byrnes, (hereafter referred to as "Grantor") hereby quitclaim to myself and my husband, Geoffrey Ryan Pratt, as husband and wife and tenants by the entireties with a right of survivorship, our heirs and assigns, (hereafter referred to as "Grantee") all my right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the north part of a lot marked "Hooper," shown on the Plan of Section I, Southlake, as of record Book 2083, Page 58; Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Southlake Drive, at the southeast corner of Lot No. 1, Section 1, Southlake, as of record in Book 2083, page 58; thence along the south line of Lot No. 1, North 87 degrees, 30 minutes west 180.7 feet to a point; thence South 2 degrees, 25 minutes West 75 feet to a point; thence South 87 degrees 30 minutes East 180.5 feet, more or less, to the west margin of Southlake Drive; thence with the margin of the same, North 2 degrees, 29 minutes West 75 feet to the point of beginning. This property description was taken, verbatim, from the previous conveyance of this property to the Grantor.

Being the same property conveyed to Grantor by deed from Louise Hooper Polk, a single person of record in Deed Book 8479, Page 821, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3237 Southlake Drive, Nashville, Tennessee 37211.

The purpose of this conveyance is to create a tenancy by the entirety between Mary F. Byrnes and Geoffrey Ryan Pratt as husband and wife with a right of survivorship.

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

Witness this 18th day of December, 2018.

Mary F. Byrnes

MARY F. BYRNES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Mary F. Byrnes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: November 3, 2020