THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 208453 DEEDQC
03/21/2019 03:00:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190321-0025908

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
K&D Werks, LLC 1423 Stratton Avenue Nashville, TN 37206	New Owner	08305028800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David Wilson, a married man***, by these presents do hereby quitclaim and convey unto **K&D Werks, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 6 of Block A on the Plan of F.O. Beazley's Addition to East Nashville of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mattie Viola Pruitt by Warranty deed from Frank Talmadge Hartman and wife, Ruby Craven Hartman of record in Book 2603, page 544, Register's Office for Davidson County, Tennessee, dated December 7, 1956 and recorded on December 7, 1956.

Mattie Viola Pruitt having since died testate on May 20, 2007, leaving a will probated at Docket No. 07P1067, recorded at Instrument No. 20071220-0146035. She left the property to Iris G.P. Bumbalough, Glenda Pruitt Hunter, Peggy Joy Pruitt and Robert Dunn Pruitt. Robert Dunn Pruitt having since died leaving Iris G.P. Bumbalough, Glenda Pruitt Hunter and Peggy Joy Pruitt according to Affidavit of Heirship of record at Instrument No. 20190102-0000103.

Being the same property conveyed to David Wilson by Warranty deed from Iris G.P. Bumbalough, an unmarried woman, Glenda Pruitt Hunter, an unmarried woman and, Peggy Joy Pruitt, an unmarried woman of record in Instrument No. 20190102-0000104 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 2, 2019.

Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.

This is improved property also known as 1303 Stratton Ave. Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

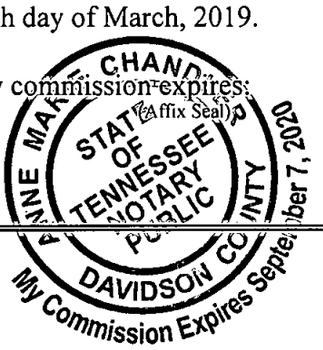
Subscribed and sworn to before me this the
18th day of March, 2019.

Affiant

Notary Public

My commission expires:

(Affix Seal)



IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of March, 2019.

David Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 18th day of March, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022