PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 234684 DEEDQC
05/24/2019 12:29:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190524-0049442

ANGELA K. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Kristi Putman

Subscribed and sworn to before me, this the 23rd day of May, 2019.

Angela K. Beasley
Notary Public

My Commission Expires: 3-8-21

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (MCS), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Felicia A. Pratt 463 Sanders Ferry Road, Hendersonville, TN 37075	148-14-0-050.00	Same

KNOW ALL PERSONS by these presents that **FELICIA A. PRATT, PERSONAL REPRESENTATIVE OF THE ESTATE OF PHILLIP EDWARD PRATT, DECEASED** (the "Grantor") for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged and in connection with the distribution of the estate of the Decedent pursuant to that certain Last Will and Testament that was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 18-P-784, hereby releases, remises and quitclaims unto **FELICIA A. PRATT**, an unmarried woman (the "Grantee"), all of the right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 73 on the Plan of Blanchard Heights, of record in Book 2663, page 62, Register's Office, for Davidson County, Tennessee.

BEING the same property conveyed to Phillip E. Pratt and wife, Mattie Pratt by deed of record in Book 4749, Page 522, Register's Office for Davidson County, Tennessee. Mattie Pratt died on March 11, 2007 leaving the property to her husband subject to the Last Will and Testament of Mattie Pratt, of record in Instrument No. 20080318-0027101, Register's Office for Davidson County, Tennessee. Phillip E. Pratt died on March 11, 2018, leaving the property to Felicia A. Pratt pursuant to The Last Will and Testament of Phillip Edward Pratt, of record in Instrument No. 20190520-0047573, Register's Office for Davidson County, Tennessee.

This is improved property known as 4713 Packard Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to easements and restrictions of record in Book 2795, page 99, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 23rd day of May, 2019.

GRANTOR:

ESTATE OF PHILLIP EDWARD PRATT

By: Felicia A Pratt
Felicia A. Pratt, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Angela K. Beasley, a Notary Public of this county and state, Felicia A. Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Personal Representative of the Estate of Phillip Edward Pratt, the within named bargainor, and that as such Personal Representative, she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of May, 2019.

Angela K. Beasley
NOTARY PUBLIC

[SEAL]

My Commission Expires: 3-8-21

ANGELA K. BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021