PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Karen Johnson
Batch# 234684
05/24/2019 12:29:08 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20190524-0049443

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.

Kristin Patton

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	147-11-0-040.00	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**, all of the interests the Estate has, which is believed to be a fifty percent (50%) tenants in common interest (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:

A tract of land in the 6th Civil District of Davidson County, being a part of Lot No. 5 on the Map of the Ensley Lands, a plan of which is of record in Plan Book 1, page 24, Chancery Court at Nashville, and described according to a copy of a survey thereof made September 30, 1949 as follows:

Beginning at a point in the south margin of Nolensville Road at the northwest corner of a tract of 3.34 acres more or less partitioned to Lizzie Petway by deed of record in Book 496, page 627, Register's Office for said county, said point being 195 feet northwest from the northeast corner of said Lot No. 5 in a fence line; thence along the margin of said Pike, North 591/2 degrees west 180 feet to the east margin of a lane, which is approximately 50 feet wide; thence along the east line of the same, south 36 degrees west 433 feet more or less to a point in the north line of a tract conveyed to Squire Pratt, Jr., by deed of record in Book 1041, page 187, said Register's Office; thence along his line, south 13 degrees 30' east 255 feet more or less to a point in a fence; thence south 67 degrees 45' east 168 feet to the southwest corner of a tract of 3.34 acres, more or less partitioned to Lizzie Petway as aforesaid; thence with what was her west line along a fence, north 19 degrees 45' east 600 feet more or less to the point of beginning.

BEING the same property conveyed to Phillip E. Pratt and Kenneth S. Pratt by deed from Ronald L. Pratt, of record in Instrument No. 20041007-0121219, Register's Office for Davidson County, Tennessee. Phillip E. Pratt died on March 11, 2018, conveying his interest in 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 4601 Nolensville Pike, Nashville, Tennessee 37211.

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