QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 245724 DEEDQC
06/19/2019 02:44:01 PM 2 pgs
Fees: $13.00 Taxes: $37.00

20190619-0059131

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 $10,000.00.

Felicia A. Pratt

Subscribed and sworn to before me, this the 18th day of June, 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 37209

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Felicia A. Pratt 463 Sanders Ferry Road Hendersonville, Tennessee 37075	092-02-0-080.00	same

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, **RICHARD HILL** (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby release, remise, quitclaim and give unto **FELICIA A. PRATT**, an unmarried woman (hereinafter the "Grantee"), all of his right, title and interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly one half of Lot No. 50 on the plan of O.H. Menees' Subdivision, as of record in Book 57, page 89, Register's Office for said County.

Said easterly one half of Lot No. 50 fronts 25 feet on the northerly side of Jefferson Street, and runs back between parallel lines 164 feet, more or less, to Scovel Street, formerly Madison Street.

Being the same property conveyed to C. B Howse, Sr. and wife, Madolyn Howse by deed of record in Book 4336, page 782, Register's Office for Davidson County, Tennessee. The said Madolyn O. Howse predeceased the said C. B. Howse. The said C. B. Howse died, testate, and by his last will and testament, of record in Will Book 158, page 204, Probate Clerk's Office for Davidson County, Tennessee, devised the above described part of Lot 50 to Mattie Pratt, C. B. Howse, Jr., Larry Howse, Richard Hill, Myles Owen III and Myles Owen IV as part of his residuary estate, as stated in the Affidavit of Heirship of record in Book 8557, page 871, said Register's Office. The interest of C. B. Howse, Jr. and Charles E. Mitchell was conveyed to Mattie Pratt by deed of record as Instrument

No. 20000720-0071649 and the interest of Myles Owens, IV was conveyed to Mattie Pratt by deed of record as Instrument No. 20060418-0044469, said Register's Office. The said Mattie Pratt, being the same person as Mattie Pearl Howse Pratt died, testate, and by her Last Will and Testament in Case No. 07P-721, Seventh Circuit for Davidson County, Tennessee, devised her interest in subject property to Felicia Pratt. A certified copy of said Will appears of record as Instrument No. 20070319-0033236, and re-recorded as Instrument No. 20080318-0027101, Register's Office for Davidson County, Tennessee. INCLUDED WITHIN THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND BUT SPECIFICALLY EXCLUDED THEREFROM are those certain tracts of parcels of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, for right-of -way and road purposes, of record in Book 5375, page 243, Book 5588, page 391 and Book 8095, page 274, Register's Office for Davidson County, Tennessee.

The subject property is quitclaimed free and clear of any and all liens or encumbrances which may have been occasioned by the act or omission of Grantor and not further.

This is unimproved real property known as 2716 Jefferson Street, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 6 day of June 2019.

GRANTOR:

Richard Hill
RICHARD HILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county and state, Richard Hill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 6th day of June, 2019.

NOTARY PUBLIC

[SEAL]

My Commission Expires: 8/16/20

Jack Evans Notion, II
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

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