Karen Johnson Davidson County
Batch# 461341 DEEDQC
08/21/2020 09:40:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200821-0094492

THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mark Lambert	New Owner	Map103-04
4406 Charlotte Avenue		Parcel 12
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that I, Timothy Tomes (hereinafter the "Grantor") hereby release and forever quitclaim to Mark Lambert, (hereinafter referred to as the "Grantee"), all of my right, title and interest in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 311 and the westerly 39 feet of Lot No. 309 of Block 16, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 and part of Lot No. 309 front together 100 feet on the northerly side of Idaho Avenue, formerly 5th Avenue and run back between parallel lines with the easterly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Richard A. Pratt, the previous owner of the Property died on February 20, 2020 and pursuant to his Last Will and Testament ("Will") which is being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P-400, the Property was devised to Mark Lambert but subject a Life Estate for the benefit of Charles S. Brandon, which Life Estate is subject to such restrictions as outlined in Exhibit A, attached hereto and incorporated herein. The Will had a typo which incorrectly stated that the Property would revert to Timothy Tomes, the Grantor, although the balance of the devise outlined in the Will listed Mark Lambert as owning the remainder interest in the Property. Now, for purposes of quit claiming all interest in the Property, to the Grantee, subject to the Life Estate, the Grantor has executed this Quit Claim Deed for the purposes described herein.

Being the same property conveyed to Mark Lambert by Executor Deed of record in Instrument No. 20200804-0086183, Register's Office of Davidson County Tennessee and further being the same property conveyed to Richard Andrew Pratt by Quit Claim Deed from Charles Sutton Brandon, in his capacity as Executor of the Estate of Thelma C. Pratt and individually, of record in Instrument No. 20150720-0070398, Register's Office of Davidson County, Tennessee; and further being the same property conveyed to Richard Andrew Pratt and Thelma Carolyn Pratt as joint tenants with the right of survivorship by deed of record in Instrument No. 20040721-0087539 Register's Office for Davidson County, Tennessee. The said Thelma Carolyn Pratt having since died on December 19, 2014 and her estate was probated under Docket No. 15P-140 in the Seventh Circuit Court of Davidson County Tennessee (Probate Division). Thelma Carolyn Pratt and Thelma C. Pratt are one and the same person. Pursuant to operation of law, Richard Andrew Pratt, also known as Richard A. Pratt, became the sole owner of the Property upon the death of Thelma Carolyn Pratt, however the said Charles Sutton Brandon, as Executor and Richard Andrew Pratt desired a Quit Claim Deed be executed and recorded so as to acknowledge that Richard Andrew Pratt was the sole owner of the Property.

This is improved property known as 4410 Idaho Avenue Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises and the Grantee assumes the real estate

taxes for the 2020 year.

WITNESS my hand this 20 day of August, 2020.

Timothy Tomes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Timothy Tomes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name to this Quit Claim Deed.

Witness my hand and ~~official~~ seal this 20th day of August, 2020.

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/2/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or ~~value, whichever~~ is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 20 day of August, 2020.

Notary Public
My Commission Expires: 5/2/2022

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"

The life estate established for Charles S. Brandon is for him only and he must live in the home and there are to be no others living in the home nor is he allowed to lease the home or any portion thereof but it is to be his residence only. As long as Charles S. Brandon is living in this home then it shall be his responsibility to (i) pay the property taxes, (ii) pay the utilities, (iii) pay for all maintenance and (iv) maintain a homeowner's insurance policy naming himself and Mark Lambert as the insureds on the Policy and shall annually provide a copy of said Policy to Mark Lambert. In the event any of the restrictions I have outlined herein are violated by Charles S. Brandon, then his life estate shall end and Mark Lambert may take such legal action necessary to terminate the life estate.