Karen Johnson Davidson County
Batch# 526148 DEEDQC
12/08/2020 10:14:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201208-0142212

Prepared By
James B. Johnson
1900 Church Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

From:
John Andrew Pratt
4400 Taylor Road
Nashville, Tennessee 37211

Property Description: Map 147-7-121

To:
Shavaughn Nicole Stewart Clemons
509 Derby Downs
Lebanon, Tennessee 37087

Mail Tax Bill to New Property Owner:

Shavaughn Nicole Stewart Clemons
509 Derby Downs
Lebanon, Tennessee 37087

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ten dollars and 00/100s ($10.00).

Shavaughn Nicole Stewart Clemons
Affiant

Sworn to and subscribed before me, this 24th day of November 2020.

E. Dewayne Askew
Notary Public

My Commission Expires: 3/6/2024

E. DEWAYNE ASKEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

QUITCLAIM DEED

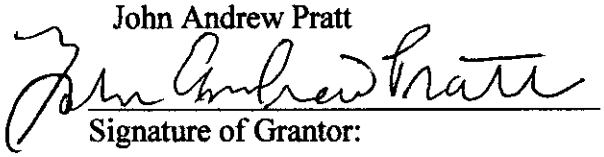
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars and 00/100s ($10.00) in hand paid to John Andrew Pratt, who is a resident of 4400 Taylor Road, Davidson County, Nashville, Tennessee 37211 (hereinafter known as the "Grantor"), Grantor hereby remise, release and forever quitclaim unto Shavaughn Nicole Stewart Clemons, who is a resident of 509 Derby Downs, Wilson County, Lebanon, Tennessee 37087, one hundred percent (100%) of any and all rights, title, interest and claim owned by Grantor in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The property is improved property known as 337 Flora Maxwell Road, Nashville, Tennessee 37211.

The property is conveyed subject to limitations, restrictions and encumbrances as may affect the property.

Witness my hand this 24th day of November 2020.

John Andrew Pratt



Signature of Grantor:

John Andrew Pratt

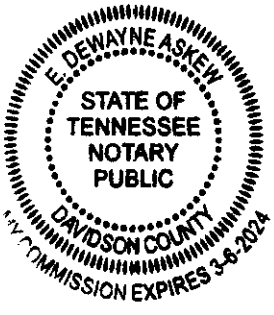
Print Signatory's Name:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Andrew Pratt, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of November, 2020.

E. Dewayne Askew
Notary Public



My Commission Expires: 3/6/2024

EXHIBIT A

Property Description

A tract of land in the 5th, formerly the 7th Civil District of said County, being Lot No. 5 in the subdivision of the 4.52 acres owned by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, March 12, 1948, as follows:

BEGINNING on the northerly margin of an 18-foot roadway at the common corner of Lots Nos. 4 and 5, said point being 300 feet east of the southeast corner of property conveyed to Roy young and wife, Laura Young by deed from Chester Maxwell and wife, of record in Book 1580, Page 307, Register's Office for said County; thence with the line between Lots Nos. 4 and 5 northwardly 115.3 feet to the northwest corner of Lot No. 5; thence with the northerly line of said lot eastwardly 100 feet to the corner of Lot Nos. 5 and 6; thence with the line between said lots southwardly 115.3 feet to the northerly margin of an 18-foot roadway; thence with the northerly margin of said roadway westwardly 100 feet to the point of the beginning.

Being the same property conveyed to Robert Pratt by deed from Chester Maxwell and wife, Flora Maxwell, of record in Book __, Page __, Register's Office for said County.

Being the same property conveyed to Louella Ruth Pratt by deed from Robert Pratt of record in Book 4561, Pages 809-810, in the Davidson County Register's Office.

BEING the same property of record conveyed to John Andrew Pratt by Affidavit of Heirship dated, September 5, 2013, and recorded as Instrument No. 20130906-0094433 in the Davidson County Register of Deed Office. Being the same property more commonly known as 337 Flora Maxwell Road, Nashville, Tennessee 37211.