Karen Johnson Davidson County
Batch# 590776 DEEDQC
03/12/2021 11:33:56 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20210312-0033027

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mark Lambert 4406 Charlotte Avenue Nashville, TN 37209	New Owner	Map 91-16-0 Parcel 29

KNOW ALL MEN BY THESE PRESENTS that I, Timothy Tomes (hereinafter referred to as the "Grantor"), do hereby convey, remise, release and forever quitclaim unto Mark Lambert and his wife Leslie M. Riley, as tenants by the entirety, their heirs, successors and assigns (hereinafter referred to as the "Grantee"), any interest Grantor might have to a certain real property in Davidson County, Tennessee, (hereinafter "Property") which Grantor owns, including but not limited to, a Life Estate of an undivided one half interest in the Property devised to him pursuant to the Last Will and Testament of Richard A. Pratt, which Property is described as follows:

Land in Davidson County, Tennessee, being the southeasterly part of a lot marked "exchange building" on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, described as follows:

Beginning on the northerly margin of Park Avenue, formerly First Avenue, at a point 100 feet east of a lot formerly owned by Misses Strong, said point being the southeast corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with said Murray's easterly line, northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Park Avenue 50 feet; thence southwardly and parallel with Murray's easterly line 150 feet to the northerly margin of Park Avenue; thence with same westwardly 50 feet to the beginning.
Also conveyed herein to the Grantee, is all of Grantor's interest, if any, in the 10 ½ feet x 160 ½ feet strip of land located adjacent to the Property and runs from the alley behind 4501 Charlotte Avenue to Park Avenue which is referenced in Book 641, page 274, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard A. Pratt and wife Vera Louise Pratt, the said Vera Louise Pratt having died on July 11, 2006 and upon her death, the Property was vested solely in Richard A. Pratt as survivor of his wife. The said Richard A. Pratt died on February 20, 2020 and pursuant to his Last Will and Testament which is being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P-400, the Property was devised as follows: a one half undivided interest to Mark Lambert and a life estate in the remaining one half undivided interest to Timothy Tomes, with the remainder to Mark Lambert upon the death of Timothy Tomes.

Timothy Tomes desires to relinquish all ownership of his life estate interest in the Property,

including the 10 ½ foot strip of land described above, by conveying same to the Grantee.

This is improved property known as 4412 Park 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 18th day of March, 2020.

Timothy Tomes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County of Davidson and the State of Tennessee, 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 himself to be the bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 18th day of March, 2020.

Notary Public

My Commission Expires: 05-02-2022

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.

Affiant

Sworn to and subscribed before me this 18th day of March, 2020.

Notary Public
My Commission Expires: 05-02-2022

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON