Karen Johnson Davidson County
Batch# 595825 DEEDQC
03/19/2021 03:39:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210319-0036913

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

EXECUTOR'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mark Lambert	New Owner	Map 091-16-0
4406 Charlotte Avenue		Parcel 021.00
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that I, Mark Lambert in his capacity as Executor of the Richard A. Pratt Estate (hereinafter the "Grantor") hereby release and forever quitclaim to Mark Lambert, being the beneficiary of the property described below as directed in the Last Will and Testament of Richard A. Pratt (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 on the Southerly margin of Charlotte Avenue at a point 135 feet east of the margin of 46th Avenue, North, formerly 5th Street, as shown on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Charlotte Avenue, eastwardly 67 ½ feet to the northwest corner of the property conveyed to Mrs. Allen O. Burkitt by deed from W.L. Sadler of record in Book 971, Page 161, said Register's Office; thence with said Burkitt's westerly line, southwardly 150 feet; thence at right angles, westwardly 67 ½ feet; thence at right angles northwardly 150 feet to the point of beginning. This description was obtained from the previous deed of record.

Being the same property conveyed to Richard A. Pratt and wife Vera Louise Pratt, of record in Book 9275, Page 967 in the Register's Office for Davidson County, Tennessee, the said Vera Louise Pratt a/ka Louise V. 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 to Mark Lambert and for purposes of quit claiming all interest from the Estate of Richard A. Pratt, the Grantor has executed this Executor Deed for the purposes described herein.

This is improved property located at 4505 Charlotte Avenue, Nashville, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantee, pursuant to the directive in the Last Will and Testament of Richard A Pratt, assumes the responsibility for paying the entire 2021 tax year.

WITNESS my hand this 15th day of March, 2021.

Mark Lambert, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Mark Lambert personally appeared, in his capacity as Executor of the Richard A. Pratt Estate, 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 Executor of the Richard A. Pratt Estate, the bargainor, for the benefit of the beneficiaries, and that he executed the foregoing instrument for the purposes therein contained by signing his name as Executor.

Witness my hand and official seal this 15th day of March, 2021.

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 $-0-.

Affiant

Sworn to and subscribed before me this 15th day of March, 2021.

Notary Public

My Commission Expires: 05-02-2022

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