Karen Johnson Davidson County
Batch# 595825 DEEDQC
03/19/2021 03:39:45 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210319-0036914

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 91-16-0
4406 Charlotte Avenue		Parcel 5.00
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that I, Mark Lambert in my 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:

TRACT I

Land in Davidson County, Tennessee being part of Lot Nos. 501, 503, 505, 507 on the Plan of West Nashville I, Plat Book 57, Pages 74 & 75 of record in the Register's Office for Davidson County, Tennessee and further described below.

Beginning at a point Seventy-Two (72) feet North of the intersection of the North line of Charlotte Avenue with the West line of 46th Street; thence Northwardly along said West line of 46th Street, and East line of Lot No. 501, Seventy-Eight (78) feet to a twenty-five (25) foot alley; thence Westwardly along the South margin of said alley and parallel with Charlotte Avenue, One Hundred Ten (110) feet to the Northwest corner of Lot No. 507; thence Southwardly along the West line of Lot No. 507 and parallel with 46th Street Seventy-Eight (78) feet, thence East parallel with Charlotte Avenue One Hundred Ten (110) feet to the point of beginning. This description was obtained from the previous deed of record.

Being the same property conveyed to Joseph R. Pratt and Andrew B. Pratt of record in Book 1040, Page 401-403 in the Register's Office for Davidson County, Tennessee. Andrew B. Pratt died on June 17, 1988, intestate and his estate was administered under Docket No. 91348 in the Probate Court of Davidson County, Tennessee. Pursuant to the Tennessee laws of descent and distribution the Property was to be devised as follows: one third (1/3) to the widow of Andrew B. Pratt, Ihla Uree Pratt and two thirds (2/3) to the children of Andrew B. Pratt. The children of Andrew B. Pratt (Lorene P. Thompson, Helen Louise Coggin a/k/a Helen Louise Coggins, Thelma Carolyn Pratt and Richard Andrew Pratt) did not desire to inherit this

share of the Property and knew it was their father's intent that the entire one half (1/2) share owned by Andrew B. Pratt be inherited by their mother. Each child executed a Disclaimer, Release and Waiver, hereinafter (the Release") whereby each child's interest in the Property passed to their mother, Ihla Uree Pratt. The Release for Lorene P. Thompson is of record in Book 7729, Page 602 of said Register's office, the Release for Helen Louise Coggins a/k/a Helen Louise Coggins is of record in Book 7729, Page 604 of said Register's office, the Release for Thelma Carolyn Pratt is of record in Book 7729, Page 606 of said Register's office and the Release for Richard Andrew Pratt is of record in Book 7729, Page 608 of said Register's office. After the recording of each Release the Property was owned jointly by Joseph R. Pratt and Ihla Uree Pratt with each owning a one half (1/2) interest in the Property. Joseph R. Pratt died on June 24, 1992, testate and his will was probated under Docket No. 99487 in the Probate Court of Davidson County Tennessee. Pursuant to the Will of Joseph R. Pratt his one half (1/2) interest in the Property was devised to Richard A. Pratt, being one and the same person as Richard Andrew Pratt, so that the Property was then owned one half (1/2) by Ihla Uree Pratt and one half (1/2) by Richard A. Pratt. Ihla Uree Pratt died on December 4, 2002, testate and her will was entered into the Probate Court of Davidson County, Tennessee and is of record under Docket No. 03P-27. Pursuant to the Will of Ihla Uree Pratt her one half (1/2) interest in the Property was devised to Richard A. Pratt a/k/a Richard Andrew Pratt so that the Property was then owned solely by Richard A. Pratt. 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.

TRACT II

Located North of Tract I and adjacent to Tract I, was an alley, known as alley No. 1200, which was closed by the Metropolitan Government of Nashville Davidson County, Tennessee by Ordinance No. 099-1788. Pursuant to said Ordinance a portion of alley No. 1200 was now owned by the owners of Tract I and for purposes to clarify that the portion of the closed alley was now owned by said owners, prior to the death of Ihla Uree Pratt, she executed a Quitclaim Deed, with a copy of Ordinance No. 099-1788 attached thereto, conveying that portion of alley No. 1200 to Richard Andrew Pratt and Ihla Uree Pratt which is of record in Instrument No. 20010313-0023659 in said Register's office. Tract I and Tract II are now combined and the

property herein conveyed now includes not only the land described in Book 1040, Page 401 but also that portion of alley 1200 as reflected in the Quitclaim Deed of record in Instrument No. 20010313-0023659. Again, pursuant to the Will of Ihla Uree Pratt her one half (1/2) interest in Tract II was devised to Richard A. Pratt a/k/a Richard Andrew Pratt so that the Tract II, along with Tract I, was then owned solely by Richard A. Pratt. The said Richard A. Pratt requested his attorney, Andrew B. Gibson, Jr. to execute an Affidavit of Heirship so as to clarify the ownership of the Property and it is of record in Instrument No. 20150727-0073903. As outlined above, upon the death of Richard A. Pratt and as directed in his Will of record in the Probate Division under docket No. 20P-400 Tract II is also to be conveyed to the Grantee. Tract I and Tract II are now reflected by the Mapping Division of the Metropolitan Government of Nashville Davidson County, Tennessee as combined under Map 91-16, Parcel 5.00. Now for purposes of quit claiming all interest from the Estate of Richard A. Pratt, the Grantor has executed this Executor Deed conveying Tract I and Tract II to the Grantee for the purposes described herein.

This is improved property located at 405 46th 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.

SIGNATURES AND NOTARIES ARE ON THE FOLLOWING PAGE

WITNESS my hand this 15 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