THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 620447 **DEEDQC**
04/22/2021 09:00:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210422-0053811

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 21 day of April, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
200 Pratt Ct, LLC 4706 Trousdale Drive Nashville, TN 37220	New Owner	171030A02500CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Clayton B. Tate and Hannah Tate, Husband and Wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to 200 Pratt Ct, LLC, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Section 1B Fredericksburg of record in Plat Book 7900, Page 552, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clayton B. Tate, a married man by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., a Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB of record in Instrument No. 20130726-0077868 Register's Office for Davidson County, Tennessee, dated July 22, 2013 and recorded on July 26, 2013.

Being also known as 5116 Fredericksburg Way E, a/k/a 200 Pratt Court, Brentwood, Tennessee 37027.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of April 2021.

Clayton B. Tate

Hannah Tate

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Clayton B. Tate and Hannah Tate, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of April, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 12, 2022