This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 743314 DEEDQC
10/25/2021 03:22:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211025-0143421

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Susan Pritchard, Trustee Gregory Horne Trust 1800 Main Street Bloomberg, PA 17815	NEW OWNER	Map 093 15 Part of Parcel 323.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Joseph Pritchard "the Grantor," conveys and quitclaims unto Susan Pritchard, Trustee and her successors in trust of the Gregory Horne Trust U/W/D July 20, 2018, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 in the Plan of the property sold in the cause of Chas N. Abbot, et al., vs. Robert Gibson, et al., of record in Minute Book C, Page 171, Chancery Court of Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 31 feet on the east side of Market Street and runs back to an alley.
>
> Being the same property conveyed to Joseph Pritchard by Susan Pritchard, Executor of the Estate of David Pritchard, by Executor's Deed dated December 6, 2019, and recorded on December 10, 2019 as Instrument No. 20191210-0127361 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 8 day of October, 2021.

Joseph Pritchard (SEAL)
Joseph Pritchard

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Joseph Pritchard, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of October, 2021.

Notary Public
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $0.00.

(Affiant)

Notary Public My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY