Karen Johnson Davidson County
Batch# 862201 DEEDQC
05/25/2022 09:54:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220525-0060495

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
Leslie M. Riley	New Owner	Map 091-16-0
4412 Park Avenue		Parcel 021.00
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that I, Leslie M. Riley in her capacity as Executor of the Mark Charles Lambert Estate (hereinafter the "Grantor") hereby release and forever quitclaim to Leslie M. Riley, being the beneficiary of the property described below as directed in the Last Will and Testament of Mark Charles Lambert (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 was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P-400 and the Property was devised to Mark Lambert and is of record in Instrument No. 20210319-0036913 Register's Office for Davidson County, Tennessee. The said Mark Lambert died on January 29, 2022 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. 22P-409, the Property was devised to Grantee and for purposes of quit claiming all interest from the Estate of Mark Charles Lambert, 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 Mark Charles Lambert, assumes the responsibility for paying the entire 2022 tax year.

WITNESS my hand this 19th day of May, 2022.

Leslie M. Riley, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Leslie M. Lambert personally appeared, in his capacity as Executor of the Mark Charles Lambert Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Mark Charles Lambert Estate, the bargainor, for the benefit of the beneficiaries, and that she executed the foregoing instrument for the purposes therein contained by signing her name as Executor.

Witness my hand and official seal this 19th day of May, 2022.

Notary Public

My Commission Expires: March 3, 2026

DEBORAH J. 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- and is recorded pursuant to TCA 67-4-409 (a) (3) (D).

Affiant

Sworn to and subscribed before me this 19th day of May, 2022.

Notary Public

My Commission Expires: March 3, 2026

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON