Karen Johnson Davidson County
Batch# 871290 DEEDQC
06/14/2022 11:04:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220614-0067497

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Frances & Aubrey Pratt
Sepra Pratt
134 Lakewood Rd.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
089
14-0-A-234.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Frances Pratt, married, and Sepra Pratt, unmarried,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Frances Pratt, and Aubrey S. Pratt, Sr., married and Sepra Pratt, unmarried as Joint Tenants with Rights of Survivorship**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 234, on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frances Pratt, married and Sepra Pratt, unmarried by deed from Michael D. Power and wife, Joyce A. Power, of record in Instrument No. 20050516-0054755, Register's Office for Davidson County, Tennessee

This is improved property known as: 234 Thistle Lane, Hermitage, TN 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 11th day of May, 2022.

Frances Pratt

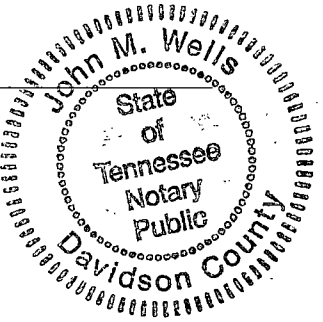
Sepra Pratt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Frances Pratt and Sepra Pratt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 11th day of May, 2022.

Notary Public



My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 11th day of May, 2022.

Notary Public

My commission expires: 3/7/2023

