Karen Johnson Davidson County
Batch# 903300 DEEDQC
08/15/2022 12:45:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220815-0092429

This Instrument Prepared By:
Heather A. Derrick
GULLETT SANFORD ROBINSON & MARTIN PLLC
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Nashville, TN 37201
(615) 244-4994

HEATHER A. DERRICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of August, 2022.

Notary Public

My Commission Expires: 5-5-2025

Address New Owners As Follows:
TLK Holdings LLC
1116 Joseph Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owner

Map-Parcel Number:
082-03-0-038.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **TAYLOR RYAN PRUITT**, an unmarried man ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto **TLK HODLINGS LLC**, a Tennessee limited liability company ("Grantee") all right, title and interest of the Grantor in and to certain parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 56 on the plan of Sharpe & Horn's 2nd Addition to North East Nashville, a plat of which is of record in Book 161, Page 53, and Register's Office for Davidson County, Tennessee.

Being a subdivision of part of the Lucy H. Lindsley property; Said Lot No. 5 fronts 50 feet on the Westerly side of Joseph Avenue and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Taylor Ryan Pruitt, unmarried, by Warranty Deed from Angela Walker, formerly known as Angela Cernyar, of record in Instrument No. 20171004-0101719, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1116 Joseph Avenue, Nashville, TN 37207.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of August, 2022.

TAYLOR RYAN PRUITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAYLOR RYAN PRUITT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2022.

Notary Public

My Commission Expires: 5·5·2025

