Karen Johnson Davidson County
Batch# 961417 DEEDQC
01/17/2023 10:33:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003539

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

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Leslie M. Riley	New Owner	Map 91-16-0
4302 Utah Avenue		Parcel 5.00
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that I, Derrick Coggin (hereinafter the "Grantor") hereby release and forever quitclaim to Leslie M. Riley, (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:

TRACT I

Land in Davidson County, Tennessee being part of Lot Nos. 501, 503, 505, 507 on the Plan of West Nashville I, Plat Book 57, Pages 74 & 75 of record in the Register's Office for Davidson County, Tennessee and further described below.

Beginning at a point Seventy-Two (72) feet North of the intersection of the North line of Charlotte Avenue with the West line of 46th Street; thence Northwardly along said West line of 46th Street, and East line of Lot No. 501, Seventy-Eight (78) feet to a twenty-five (25) foot alley; thence Westwardly along the South margin of said alley and parallel with Charlotte Avenue, One Hundred Ten (110) feet to the Northwest corner of Lot No. 507; thence Southwardly along the West line of Lot No. 507 and parallel with 46th Street Seventy-Eight (78) feet, thence East parallel with Charlotte Avenue One Hundred Ten (110) feet to the point of beginning. This description was obtained from the previous deed of record.

Being the same property conveyed to Joseph R. Pratt and Andrew B. Pratt of record in Book 1040, Page 401-403 in the Register's Office for Davidson County, Tennessee.

TRACT II

The northern portion of the alley located North of Tract I and adjacent to Tract I, known as Alley No. 1200, which was closed by the Metropolitan Government of Nashville Davidson County, Tennessee by Ordinance No. 099-1788.

BEING the same property conveyed by Ihla Uree Pratt such as to create a tenancy in common with Ihla Uree Pratt and Richard Andrew Pratt, of record in Instrument No. 20010313-0023659, in the Register's Office of Davidson County, Tennessee.

Andrew B. Pratt died on June 17, 1988, intestate and his estate was administered under Docket No. 91348 in the Probate Court of Davidson County, Tennessee. Per the Affidavit of Heirship of record at Instrument No. 20150727-0073903, his one-half (1/2) interest passed to his heirs at law, which were his surviving spouse, Ihla Uree Pratt, and his four children, to wit: Lorene P. Thompson, Helen Louise

Coggin a/k/a Helen Louise Coggins, Thelma Carolyn Pratt and Richard Andrew Pratt. Each child executed a Disclaimer, Release and Waiver, hereinafter (the "Release(s)"), of record in the Register's Office of Davidson County as follows, respectively: Book 7729, Page 602; Book 7729, Page 604; Book 7729, Page 606; and Book 7729, Page 608. Per the Affidavit of Heirship of record at Instrument No. 20150727-0073903, the intent of these waivers was to vest Ihla Uree Pratt with the entire one-half (1/2) interest. Per the Affidavit of Heirship of Ihla Uree Pratt of record in Instrument No. 20221212-0128545, the effect of the disclaimers is such that Ihla Uree Pratt was vested with a one third (1/3) interest, and the following grandchildren of Ihla Uree Pratt were vested with a one-twenty-fourth (1/24) interest each: David Thompson, Donna Perry, Derrick Coggin, and Michael Coggin.

Ihla Uree Pratt died testate on December 4, 2002. Her Last Will and Testament was probated in Davidson County Probate Court No. 03P-27. Pursuant to the Will of Ihla Uree Pratt her interest in the Property was devised to Richard A. Pratt a/k/a Richard Andrew Pratt.

Joseph R. Pratt died testate on June 24, 1992. His Last Will and Testament was probated under Davidson County Probate Court No. 99487. Pursuant to the Will of Joseph R. Pratt his one half (1/2) interest in the Property was devised to Richard A. Pratt, being one and the same person as Richard Andrew Pratt, establishing Richard A. Pratt a/k/a Richard Andrew Pratt as the owner of five-sixths (5/6) interest in the Property when coupled with the interest inherited as the specific devisee of Ihla Uree Pratt.

Richard A. Pratt died testate on February 20, 2020. His Last Will and Testament was probated under Davidson County Probate Court No. 20P-400. Pursuant to the Will of Richard A. Pratt, any and all interest of Richard A. Pratt was devised to Mark Lambert by Executor's Deed of record in Instrument No. 20210319-0036914 in the Register's Office for Davidson County, Tennessee.

Mark Lambert a/k/a Mark Charles Lambert died testate on January 29, 2022. His Last Will and Testament was probated under Davidson County Probate Court No. 22P-409, Pursuant to the Will of Mark Lambert any and all interest of Mark Charles Lambert was devised to Leslie M. Riley by Executor's Deed of record in Instrument No. 20220525-0060496, in the Register's Office for Davidson County, Tennessee.

The Grantor is one of two children of Helen Louise Coggin, who executed the Release of record in Book 7729, Page 604, of said Register's Office (the Helen Coggin Release"). Upon his mother's execution of the Helen Coggin Release her interest in the Property passed to her children, and the execution of this Quitclaim Deed is for the purpose of finalizing the original intent of the Helen Coggin Release, and unifying one-hundred percent (100%) interest in the Grantee.

This is improved property located at 405 46th Avenue, North, 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 assumes the responsibility for paying the entire 2022 tax year.

Signature and Notary appear on the next page

WITNESS my hand this 19 day of December, 2022.

Derrick Coggin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Derrick Coggin personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he as the bargainor, executed the foregoing instrument for the purposes therein contained by signing his name.

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

MAYELIN DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public My Commission Expires November 06, 2024
My Commission Expires: _____

STATE OF FLORIDA)
COUNTY OF WALTON)

The actual consideration or value, whichever is greater, for this transfer is $-0- .

Affiant

Sworn to and subscribed before me this 9th day of January, 2023.

Notary Public
My Commission Expires: May 25, 2024

NAOMI DRIGGERS
Notary Public - State of Florida
Commission # HH 3352
My Comm. Expires May 25, 2024
Bonded through National Notary Assn.