Karen Johnson Davidson County
Batch# 963156 DEEDWARRSP
01/20/2023 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $7,955.00
20230120-0004797

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

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
TriStar Energy, LLC	New Owner	Map 91-16-0
1740 Ed Temple Blvd.		Parcel 5
Nashville, TN 37208		

KNOW ALL MEN BY THESE PRESENTS that I, Leslie M. Riley, an unmarried person (hereinafter the "Grantor") for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does hereby transfer and convey unto TriStar Energy, LLC (hereinafter the "Grantee"), their successors and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described below.

See Exhibit A

This conveyance is expressly made subject to the restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of West Nashville 1, Plat Book 57, Page 74 and Plat Book 57, Page 75 and Plat Instrument No. 20010423-0039875 and furth subject to an Easement retained by Ordinance No. 99-1788 of record in Instrument No. 20010313-0023659, all in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

Grantor does further covenant and bind herself, her successors, and assigns to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims by, through, or under the Grantor, only.

This is improved property known as 405 46th Avenue North Nashville, TN 37209.

WITNESS my hand this 20 day of January, 2023.

Leslie M. Riley

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, 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 bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name to this Special Warranty Deed.

Witness my hand and official seal this 20 day of January, 2023.

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Notary Public

My Commission Expires: Sept. 07, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00.

Affiant

Sworn to and subscribed before me this 20 day of January, 2023.

Notary Public

My Commission Expires: Sept. 07, 2026

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

EXHIBIT A

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.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from Donna Perry, of record in Instrument No. 20230118-0003991, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from David Thompson, of record in Instrument No. 20230117-0003538, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from Derrick Coggin, of record in Instrument No.20230117-0003539, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Leslie M. Riley by Quitclaim Deed from Michael Goggin, of record in Instrument No. 20230117-0003540, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 20th, 2023 (date of document).

Affiant Signature

1-20-2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Sept. 07, 2026

NOTARY'S SEAL

