This instrument prepared by:
MYERS LAW, PLLC
P.O. Box 330382
Nashville, TN 37203
(615) 538-7316

Karen Johnson Davidson County
Batch# 1004711 DEEDQC
05/18/2023 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230518-0037231

This instrument was prepared from information supplied by the parties. MYERS LAW, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kristen Vorden
Affiant

Subscribed and sworn to before me, this the 11th day of May, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1701 NORTHVIEW AVENUE LLC 3860 Lake Aire Drive Nashville, TN 37217	ServiceMac, LLC 9726 Old Bailes Rd., Suite 200 Fort Mill, SC 29707	07210026300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Christine A. Pratt, an unmarried woman** ("Grantor") does hereby quitclaim and convey unto **1701 NORTHVIEW AVENUE LLC, a Tennessee limited liability company** ("Grantee"), its successors and/or assigns, all of the Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on an unrecorded Plan of Northview Subdivision, and the north one-half of an alley adjoining said lot as closed by instrument of record in Book 3072, page 185, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made July 23, 1938, by W.B. Southgate, Surveyor, as follows:

BEGINNING at a point in the easterly margin of Northview Avenue at the center line of the intersection of a 13 foot alley, as closed by instrument above referred to; said point being 116.5 feet north of the northeast intersection of said Avenue and Otey Avenue; thence along the easterly margin of said Northview, northerly 63.5 feet to a corner of Lot 4, on said Plan; thence with the dividing line between Lots No. 3 and 4 on said Plan, easterly 150 feet to the westerly boundary of the John Neuoff property; thence with the boundary of same, southerly 63.5 feet to a point in the centerline of said 13 foot alley, as closed; thence with the center of same, westerly 150 feet to the point of beginning.

TOGETHER with an easement for driveway access across Lot No. 1 and an abandoned alley lying south of the subject property, which is described as follows:

BEGINNING in the centerline of an abandoned alley closed by instrument of record in Book 3072, page 185, Register's Office for Davidson County, Tennessee, said alley lying between Lots Nos. 1 and 3 on said Plan, said point being in the easterly margin of Northview; thence with the center of said alley, easterly 40 feet to a point; thence southerly, parallel to Northview Avenue, 6.5 feet to the north margin of said abandoned alley; thence with the margin of same, westerly 15 feet to a point; thence southerly parallel to Northview Avenue,

3.5 feet to a point; thence westerly 25 feet to a point in the easterly margin of Northview Avenue; thence with the margin of the same, northerly 10 feet to the point of beginning.

Being the same property conveyed to Christine A. Pratt by Warranty Deed from Joseph A. Buschkotter, unmarried, of record in Instrument No. 20220622-0070879, Register's Office for Davidson County, Tennessee, dated June 17, 2022.

Being the same property conveyed Joseph A. Buschkotter, unmarried, by Warranty Deed from Annie Allen, unmarried, dated October 12, 2006 and recorded on October 16, 2006, in Instrument No. 20061016-0127862, Register's Office for Davidson County, Tennessee. Said Joseph A. Buschkotter being also known as Joseph Albert Buschkotter, II.

Being also known as **1701 Northview Avenue, Nashville, TN 37216.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2023.

GRANTOR:

Christine A. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christine A. Pratt**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of May, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/11/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/11/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

