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
20230518-0037232

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

Kirsten Virden
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)
CAP Living Trust 3860 Lake Aire Drive Nashville, TN 37217	PennyMac P.O. Box 514387 Los Angeles, CA 90051-4387	13614007300

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 Pratt, unmarried** ("Grantor") does hereby quitclaim and convey unto the **CAP Living Trust, dated June 17, 2022, and first amended on April 20, 2023** ("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:

Being Lot No. 115 on the Plan of Section 1, Castlegate, of record in Plat Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christine Pratt by Warranty Deed from Michael S. Bober and Jennifer Bober, husband and wife, of record in Instrument No. 20220718-0082169, Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 18, 2022.

Being the same property conveyed to Michael S. Bober and Jennifer Bober, husband and wife, by Warranty Deed from Trever Calvert, an unmarried man, of record in Instrument No. 20161230-0137419, Register's Office for Davison County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016.

Being also known as **528 Bluewater Drive, Nashville, TN 37217.**

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 Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christine 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.



Notary Public
My Commission expires: 11-6-2024

- 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)

