| QUITCLAIM DEED | STATE OF TENNESSEE<br>COUNTY OF _____<br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. |
|---|---|
| Karen Johnson<br>Batch # 1143042<br>06/04/2024 11:46:08 AM<br>Fees: $17.00 Taxes: $0.00<br>Davidson County<br>DEEDQC<br>3 pgs<br>20240604-0041636 | _____ _____<br>Douglas R. Praskach Darolyn D. Praskach<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2024.<br><br>_____<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |

**THIS INSTRUMENT PREPARED BY**
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX NOTICES TO: N E W O W N E R | MAP-PARCEL NUMBERS: |
|---|---|---|
| (NAME)<br>Douglas R. Praskach and<br>Darolyn D. Praskach, Trustees. | (NAME)<br>Same | 07308002500 |
| (ADDRESS)<br>2908 Mcgavock Pike | (ADDRESS)<br>Same | |
| (CITY) (STATE) (ZIP)<br>Nashville, TN 37214 | (CITY) (STATE) (ZIP)<br>Same | |

KNOW ALL MEN BY THESE PRESENTS that Douglas R. Praskach and wife, Darolyn D. Praskach, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Douglas R. Praskach and Darolyn D. Praskach, Trustees, or their successors in interest, of the Praskach Living Trust dated May 29, 2024, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davison County County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, of the "Subdivision of the A. H. Allen, Jr. and Mary C. Allen Property, of record in Deed Book 2796, Page 205 and Deed Book 3185, Page 461, R.O.D.C., TN", recorded in Plat Book 8250, Page 669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edith Suzanne Allen, a remainder interest, by Quitclaim Deed from Arthur H. Allen, Jr. and wife, Mary C. Allen, reserving a life estate, of record in Book 11273, Page 220, said Register's Office, dated December 29, 1998. See also deeds of record in Book 3185, Page 461, and Book 2796, Page 205, said Register's Office. The said Arthur H Allen, Jr. died August 3, 2002, and Mary C. Allen died October 29, 2012.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0.00
_____, **Affiant**
**Subscribed and sworn before me this the**
4 **Day of** June, **20** 24.
Julia Rivera, **Deputy Register**

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Deed Book 2796, Page 205 and Deed Book 3185, Page 461, said Register's Office.

Being the same property conveyed to Douglas R. Praskach and wife, Darolyn D. Praskach by Warranty Deed from Edith Suzanne Allen, of record at instrument number DB-20160817 0085631, Register's Office for Davidson County, Tennessee.

This improved property, known as 2908 Mcgavock Pike, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 31 day of May, 2024.

GRANTOR:

Douglas R. Praskach

GRANTOR:

Darolyn D. Praskach

**STATE OF TENNESSEE** )
)
**COUNTY OF RUTHERFORD** )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas R. Praskach and wife, Darolyn D. Praskach, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge Douglas R. Praskach and Darolyn D. Praskach as Trustees of the Praskach Living Trust dated May 29, 2024, and any amendments thereto, the within named bargainers, a Family Living Trust, and Douglas R. Praskach and Darolyn D. Praskach as Trustees executed the foregoing QUITCLAIM DEED for the purposes therein contained by signing the name of the Family Living Trust by Douglas R. Praskach and Darolyn D. Praskach as Trustees.

Witness my hand and official seal this the 31 day of May 2024.

NOTARY PUBLIC

My commission expires: 1-26-2028

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028