QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.
Karen Johnson Davidson County Batch # 1172052 DEEDQC 08/19/2024 02:18:59 PM 3 pgs Fees: $17.00 Taxes: $0.00 20240819-0063517	Douglas R. Praskach, Trustee Darolyn D. Praskach, Trustee SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 2024. Notary Public My Commission Expires: My Commission Expires January 11, 2026 DALTON SARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (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) Douglas R. Praskach and wife, Darolyn D. Praskach	(NAME) Same	07308002500
(ADDRESS) 2908 Mcgavock Pike	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Nashville, TN 37214	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that 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, 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 wife, Darolyn D. Praskach, 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.

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.

Being the same property conveyed to Douglas R. Praskach and Darolyn D. Praskach, Trustees, or their successors in interest, of the Praskach Living Trust dated May 29, 2024, by Quitclaim Deed from Douglas R. Praskach and wife, Darolyn D. Praskach of record at instrument number QC-20240604 0041636, 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 19 day of August, 2024.

TRUSTEE:

Douglas R. Praskach

TRUSTEE:

Darolyn D. Praskach

DALTON SARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026

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

Witness my hand and official seal this the 19 day of August 2024.

NOTARY PUBLIC

My commission expires: My Commission Expires January 11, 2026

