This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson
Batch # 1172086
08/19/2024 03:54:07 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240819-0063582

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Taylor Ryan Pruitt 1116 Joseph Avenue Nashville, TN 37207	Same	082-03-0-038.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

TAYLOR RYAN PRUITT

SWORN TO AND SUBSCRIBED before me this 16th day of August 2024.

NOTARY PUBLIC
My Commission Expires: 5/5/25

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on August 7, 2024, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Taylor Ryan Pruitt v. Katelyn Leigh Walter*, Docket Number 24D323, Katelyn Leigh Walter has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Taylor Ryan Pruitt, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 56 on the plan of Sharpe & Horn's 2nd Addition to North East Nashville, a plat of which is of record in Book 161, Page 53, and Register's Office for Davidson County, Tennessee.

Being a subdivision of part of the Lucy H. Lindsley property; Said Lot No. 5 fronts 50 feet on the Westerly side of Joseph Avenue and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to TLK HOLDINGS LLC, a Tennessee limited liability company, from Taylor Ryan Pruitt, an unmarried man, by Quitclaim Deed dated August 14, 2022, and recorded August 15, 2022, as Instrument No. 20220815-0092429, said Register's Office.

This is improved property known as: 1116 Joseph Avenue, Nashville, Tennessee 37207.

KATELYN LEIGH WALTER

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Katie Pitts, a Notary Public in and for said County and State, the within named KATELYN LEIGH WALTER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 6-28-25

KATIE PITTS
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.