This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1174781 DEEDQC
08/27/2024 10:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240827-0065828

State of Tennessee
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 1 day of August, 2024

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Patricia Ann Cundiff & Chad A. Lloyd
339 Pitts Avenue,
Old Hickory, TN 37138

SEND TAX BILLS TO:
Patricia Ann Cundiff & Chad A. Lloyd
339 Pitts Avenue,
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 05316031300

QUITCLAIM DEED
23NT01267

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Patricia Pruitt Cundiff, Barry L. Pruitt and Jerry W. Pruitt, 1/5th interest each

AND

Patricia Pruitt Cundiff, Barry L. Pruitt and Jerry W. Pruitt, 1/20th interest each, as heirs-at-law of Betty Pruitt, deceased.

AND

Patricia Ann Cundiff, Barry Lynn Pruitt & Jerry Wayne Pruitt, residuary devisees under the last will and testament of Edward N. Pruitt, 1/5 & 1/20th interest, collectively

By these presents do remise, release and **QUITCLAIM** unto

Patricia Ann Cundiff & Chad A. Lloyd, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Lyle Property Subdivision, as shown on the Plat of Record as Instrument No. 20071102-0129733, Register's Office for Davidson County, Tennessee, to which said Plat reference is here made for a more complete description of said Lot.

Edward Namon Pruitt AKA Edward N. Pruitt died 11/25/2023, his 1/5 & 1/20th interest pass with testate probate to Patricia Ann Cundiff, Barry Lynn Pruitt and Jerry Wayne Pruitt, residuary devisees under the last will and testament of Edward N. Pruitt, probated in the Davidson County Probate Court case no. 24P193.

Betty Pruitt AKA Betty Rhea Pruitt died 09/20/2021, leaving her 1/5th interest to her heirs-at-law as follows, as evidenced by affidavits of heirship recorded as document number 202408270065826 AND 202408270065827, Register's Office for Davidson County, Tennessee: Edward Namon Pruitt, Barry Lynn Pruitt, Jerry Wayne Pruitt, Patricia Pruitt Cundiff.

23NT01267

Being the same property conveyed to Edward N. Pruitt, Betty Pruitt, Patricia Pruitt Cundiff, Barry L. Pruitt and Jerry W. Pruitt from Edward N. Pruitt and Betty Pruitt, by Quitclaim Deed dated 06/10/2021 and recorded 07/09/2021 in Instrument No. 20210709-0092781, Register's Office of said County.

Being the same property conveyed to Edward N. Pruitt and Betty Pruitt from Estelle Lyle by Quitclaim Deed dated 11/06/2007 and recorded 11/14/2007, of record in Instrument No. 20071114-0133411, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Graham R. Lyle and wife, Estelle R. Lyle from Leslie V. Ward and wife, Mary Agnes Ward, by Warranty Deed dated 08/28/1943 and recorded 08/30/1943 in Book 1248, page 632, Register's Office of said County.

This is an improved property commonly known as: 339 Pitts Ave, Old Hickory, TN 37138-2226

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

Witness our hands this 23 day of July, 2024.

Patricia Ann Cundiff AKA Patricia Pruitt Cundiff

Patricia Ann Cundiff AKA Patricia Pruitt Cundiff

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Patricia Ann Cundiff AKA Patricia Pruitt Cundiff,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July, 2024.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Chad A. Lloyd

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Chad A. Lloyd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July, 2024.

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barry Lynn Pruitt AKA Barry L. Pruitt

Barry Lynn Pruitt AKA Barry L. Pruitt

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barry Lynn Pruitt AKA Barry L. Pruitt,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within ~~instrument~~ for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July, 2024

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jerry W. Pruitt aka Jerry Wayne Pruitt 07/22/2024 02:04 PM CDT

Jerry W. Pruitt AKA Jerry Wayne Pruitt

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jerry W. Pruitt AKA Jerry Wayne Pruitt,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

07/22/2024 02:06 PM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: 1/25/26 / _____ / _____.

Tennessee Certification of Electronic Document

I, Summer Bartm 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/24 (date of document).

Summer Bartm
Affiant Signature

8/8/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of August, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDS