This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 100
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson Davidson County
Batch # 1197852 DEEDQC
10/25/2024 11:32:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241025-0083015

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sworn to and subscribed before me
this 14th day of October, 2024.

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Nina G. Pruitt	Nina G. Pruitt	2D-15006
4752 Bowfield Drive	4752 Bowfield Drive	
Antioch TN 37013	Antioch TN 37013	

FOR NO MONETARY CONSIDERATION, We, **Sheryl Jean Lane, Glendon Thomas Pruitt, and Keith Samual Pruitt, as tenants in common,** by these presents do hereby quitclaim and convey all our right, title, and interest in and to the following tract or parcel of land unto **Nina G. Pruitt**, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Debra Heights, Section 3, as of record in Book 4175, page 6, Register's Office for said County.

Said Lot No. 45 fronts 85.17 feet on the northeasterly margin of Bowfield Drive and extends back 97.43 feet on the northwesterly line and 135.65 feet on the southeasterly line to a line in the rear, which is a broken line, on which it measures 93.84 feet.

BEING the same property conveyed to **Sheryl Jean Lane, Glendon Thomas Pruitt and Keith Samuel Pruitt, as tenants in common,** by Quitclaim Deed from **Nina G. Pruitt** of record in Instrument No. 20230829-0067722, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is improved property more commonly known as 4752 Bowfield Drive, Antioch, TN 37013.

Witness by my hand this 14th day of October, 2024

Sheryl Jean Lane

Glendon Thomas Pruitt

Keith Samuel Pruitt

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 14th day of October, 2024, personally appeared before me, Sheryl Jean Lane, Glendon Thomas Pruitt, and Keith Samuel Pruitt, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024