This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
Charles G. Pruitt
2710 Landers Ave
Nashville, TN 37211

OWNER:
Same

Karen Johnson Davidson County
Batch # 1263490 DEEDQC
04/23/2025 02:25:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250423-0031277

SEND TAX BILL:
To Owner

MAP AND PARCEL:
11909002500 and
11909002800

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Charles G. Pruitt, hereby Quitclaim all my interest to Charles G. Pruitt, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING A CERTAIN TRACT OF LAND LOCATED ON THE EAST SIDE OF LANDERS AVENUE AT THE STREET ADDRESS OF 2710 LANDERS AVENUE IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH CAP "DILLEHAY 1417" IN THE EAST RIGHT OF WAY OF LANDERS AVENUE (50' RIGHT OF WAY) AND 50' NORTH OF THE NORTH MARGIN OF MCCLAIN AVENUE, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE NORTHWEST CORNER OF DAVID LEE HUGGINS & DIANA LYNN HUGGINS, CO-TRUSTEES OF THE DAVID AND LYNN HUGGINS 2021 JOINT REVOCABLE TRUST DATED APRIL 8, 2021 OF RECORD IN INSTRUMENT NO. 20210618 0082555 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE EAST RIGHT OF WAY OF LANDERS AVENUE NORTH 03 DEGREES 02 MINUTES 54 SECONDS EAST, 300.00 FEET TO A POINT THAT IS INACCESSIBLE AT THE TIME OF THIS SURVEY DUE TO BEING NORTH OF A SOLID WOODEN FENCE, SAID POINT BEING A CORNER TO GITI3 PROPERTIES, LLC OF RECORD IN INSTRUMENT NO. 20250227 0014653 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
THENCE, WITH THE LINE OF GITI3 PROPERTIES, LLC SOUTH 83 DEGREES 20 MINUTES 28 SECONDS EAST, 125.67 FEET TO A P.K. NAIL (OLD), SAID NAIL BEING IN THE WEST RIGHT OF WAY OF ALLEY NO. 1853 (15' RIGHT OF WAY);

THENCE, WITH SAID THE WEST RIGHT OF WAY OF SAID ALLEY SOUTH 22 DEGREES 31 MINUTES 55 SECONDS EAST, 335.51 FEET TO AN IRON ROD (NEW) WITH CAP "DILLEHAY 1417", SAID ROD BEING A CORNER TO THE AFOREMENTIONED HUGGINS TRUST PROPERTY;

THENCE, WITH SAID HUGGINS TRUST PROPERTY NORTH 84 DEGREES 43 MINUTES 11

SECONDS WEST, 270.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.35 ACRES MORE OR LESS ACCORDING TO A SURVEY DATE MARCH 27, 2025, BY JACKIE L. DILLEHAY, TENNESSEE REGISTERED LAND SURVEYOR NO. 1417 WHOSE ADDRESS IS DILLEHAY LAND CONSULTANTS, PLLC, 776 MCMURRY BLVD. EAST, HARTSVILLE, TN 37074.

BEARINGS CONTAINED HEREIN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, REFERENCED TO NAD 83 (2011) EPOCH 2010, GEOID 18.

Being the same property conveyed to Charles G. Pruitt by deed of record in Instrument Number 20060601-0064537, Register's Office, Davidson County, Tennessee.

The grantor herein executes and records this instrument for the sole purpose of combining the above two parcels into one parcel.

And now I, Charles G. Pruitt, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Charles G. Pruitt, his heirs and assigns, forever; and I, Charles G. Pruitt, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of APRIL, 2025.

Charles G. Pruitt

S.S. FLORIDA
STATE OF ~~TENNESSEE~~)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles G. Pruitt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at SARASOTA, ~~Tennessee~~, this the 15 day of APRIL, 2025.

FLORIDA S.S.

NOTARY PUBLIC

My Commission Expires: 12/27/26

SHAYLYNE SWAN
Notary Public - State of Florida
Commission # HH 344638
My Comm. Expires Dec 27, 2026

S.S FLORIDA
STATE OF ~~TENNESSEE~~)
COUNTY OF SARASOTA)

The actual value or consideration, whichever is greater, for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 15 day of APRIL, 2025.

NOTARY PUBLIC

My Commission Expires: 12/27/26

SHAYLYNE SWAN
Notary Public - State of Florida
Commission # HH 344638
My Comm. Expires Dec 27, 2026