This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1342583 DEEDQC
11/06/2025 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251106-0088641

Name and Address of New Owner:
Charles Gerald Pruitt
2710 Landers Avenue
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map & Parcel No: 119-09-0-024-00 and 119-09-0-023-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 18, 2021** (hereinafter individually or collectively referred to as "Grantor") by these presents does transfer, convey and quitclaim unto **Charles Gerald Pruitt** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, all of Grantor's interest in certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of November, 2025.

David Lee Huggins, Co-Trustee of The
David and Lynn Huggins 2021 Joint
Revocable Trust dated April 18, 2021

Diana Lynn Huggins, Co-Trustee of The
David and Lynn Huggins 2021 Joint
Revocable Trust dated April 18, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Lee Huggins and Diana Lynn Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the David and Lynn Huggins 2021 Joint Revocable Trust dated April 18, 2021, the within named bargainor, and are authorized by the Trust document to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of November, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/2026

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

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of November, 2025.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: OCTOBER 4, 2027

EXHIBIT A

Legal Description

The following legal description being derived from the ALTA/NSPS Land Title Survey of 2718 Landers Avenue by Cherry Land Surveying, Inc., Michael H. Charette, TN R.L.S.# 2048 dated October 24, 2025 as Job No. 25114 CW:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 82 of the Revised and Corrected Plan of Thompson and Ring Subdivision of Edenwold Park, as of record in Plat Book 332, Page 29, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the northerly right-of-way line of McClain Avenue and the westerly right-of-way line of Alley #1853;

Thence leaving the westerly right-of-way line of Alley #1853, with the northerly right-of-way line of McClain Avenue, with a curve to the right, along an arc length of 18.35 feet, the central angle of which is 02 deg 16 min 42 sec, the radius of which is 461.47 feet, the chord of which is North 85 deg 30 min 12 sec West, 18.35 feet to an iron rod set;

Thence North 84 deg 21 min 51 sec West, 229.46 feet to a pk nail set at the intersection with the easterly right-of-way line of Landers Avenue;

Thence leaving the northerly right-of-way line of McClain Avenue, with the easterly right-of-way line of Landers Avenue, with a curve to the right, along an arc length of 76.27 feet, the central angle of which is 87 deg 24 min 09 sec, the radius of which is 50.00 feet, the chord of which is North 40 deg 39 min 47 sec West, 69.09 feet to an iron rod set;

Thence North 03 deg 02 min 18 sec East, 1.99 feet to an existing iron rod, at a corner common with the property of Charles G. Pruitt, as of record in Instrument Number: 20250423-0031277, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Landers Avenue, with the southerly property line of Charles G. Pruitt, South 84 deg 43 min 47 sec East, 270.49 feet to an existing iron rod in the westerly right-of-way line of Alley #1853;

Thence with the westerly right-of-way line of Alley #1853, South 22 deg 32 min 31 sec East, 57.95 feet to the POINT OF BEGINNING. Containing 13,850 square feet or 0.318 acres more or less.

Being the same property conveyed to David Huggins and Diana Huggins D/B/A Lamb Properties, by Warranty Deed dated September 6, 2002, from Jimmy Stratton of record in Instrument No. 20020925-0116777, Register's Office for Davidson County, Tennessee. The said property was further conveyed to David Lee Huggins and Diana Lynn Huggins, as tenants by the entirety, by Quitclaim Deed dated April 8, 2021, from David Huggins and Diana Huggins, individually and as sole proprietors of LAMB Properties, of record in Instrument No. 20210618-0082554, said Register's Office. The said property was further conveyed to David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 8, 2021, by Quitclaim Deed dated April 8, 2021, from David Lee Huggins and Diana Lynn Huggins, as tenants by the entirety, of record in Instrument No. 20210618-0082555, said Register's Office.

David Huggins being one and the same person as David Lee Huggins. Diana Huggins being one and the same person as Diana Lynn Huggins and Lynn Huggins. See also Certification of Trust of The David and Lynn Huggins 2021 Joint Revocable Trust of record in Instrument No. 20210618-0082556, said Register's Office.

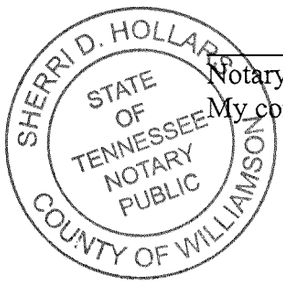
This Real Estate is more commonly known as 2718 Landers Avenue, Nashville, TN 37211 and 0 McClain Ave., Nashville, TN 37211.

I, Jeff Benz, 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 the 6th day of November, 2025.

Date: November 6, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of November, 2025.



Notary Public
My commission expires: 7/17/2027