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 5 pgs
Fees: $27.00 Taxes: $0.00
20251106-0088642

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

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of combining two separate tax parcels into a single tax parcel.

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, **Charles Gerald Pruitt** (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 confirming the new, surveyor-prepared legal description, and to combine two separate tax parcels into a single tax parcel.

[Signatures appear on the following page.]

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

Charles Gerald Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Gerald Pruitt, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
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.

Notary Signature
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Property 1: 2718 Landers Avenue (M/P 119-09-0-024-00)

Being Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Plat Book 332, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 82 fronts 50 feet on the easterly side of Landers Avenue and runs back 272 feet 1 inch on the north line and 296 1/2 feet on the south line to an alley and shows 56 feet on said alley and is bound on the south by a 26 foot street.

Included in the above description but specifically excluded therefrom is that easterly portion of the subject property, described herein as Property 2, the same being conveyed in the Deed of record in Book 2040, Page 197, and further conveyed in Book 5135, Page 969, said Register's Office. Also included in the above description but specifically excluded therefrom is that portion of the subject property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3939, page 652, said Register's Office.

Property 2: 0 McClain Avenue (M/P 119-09-0-023-00)

Land in Davidson County, Tennessee, being the easterly part of Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, page 29, Register's Office for Davidson County, Tennessee, described according to a survey made by Cantrell, Connell and Morrison, Engineers, March 6, 1952, as follows:

BEGINNING on the northerly margin of Parmer Avenue at a point 173.9 feet east of the easterly margin of Landers Avenue; thence northwardly 50 feet to the line between Lots. No 81 and 82; thence with the line between said two lots easterly 90 feet to the westerly margin of an alley; thence with said alley southwardly 56 feet to the northerly margin of Parmer Avenue; thence with said Avenue westwardly 166 feet to the beginning.

Property 1 and Property 2 being further described by 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, as follows:

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.

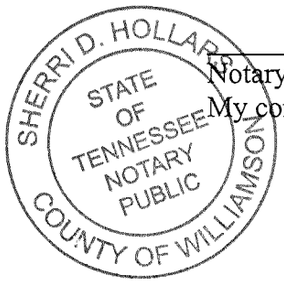
Being the same property conveyed to Charles Gerald Pruitt by Special Warranty Deed dated November 6, 2025 from David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 8, 2021, of record in Instrument No. 202511060088640, Register's Office for Davidson County, Tennessee and further conveyed to Charles Gerald Pruitt by Quitclaim Deed dated November 6, 2025 from David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 8, 2021, of record in Instrument No. 202511060088641, said Register's Office.

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