Karen Johnson Davidson County
Batch# 1405921 DEEDQC
04/15/2026 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260415-0030934

This instrument Prepared By:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

John Pratt

Affiant

Subscribed and sworn to before me, this the 5 day of February, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner	Send Tax Bills To:	Map-Parcel Number
John and Ellie Pratt 508 Spring Garden Court Antioch, Tennessee 37013	Same Address	150-06-0-150.00

QUITCLAIM DEED

For good and valuable consideration, to include the future maintenance of the below-described premises, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, John Pratt, an individual ("Grantor"), conveys and quitclaims unto John Pratt and Marie E. Pratt, husband and wife (collectively, "Grantee"), all his right, title, and interest in the following described real estate in Davidson County, Tennessee:

BEING Lot No. 48, on the Plan of Westlake Subdivision, of record in Plat Book 6250, Page 785, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Pratt by warranty deed from M. Lee Barrett Jr., of record as Instrument No. 200002140014691 with the Register's Office for Davidson County, Tennessee.

This is improved property known as 3116 Anderson Road, Antioch, Tennessee 37013.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, and that said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN, AND NO TITLE INSURANCE IS PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 5th day of February, 2026.

John Pratt

STATE OF TENNESSEE
COUNTY OF WILSON

On this 5 day of Februrary, 2026, before me personally appeared John Pratt, with whom I am personally acquainted or who proved with satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

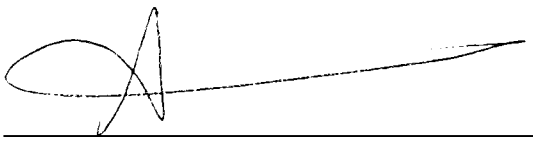
Witness my hand, at office, this 5 day of February, 2026.

Notary Signature
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 02/05/2026.



Affiant Signature

04/15/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/15/2026.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal