Karen Johnson Davidson County
Batch# 1411649 DEEDQC
04/27/2026 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260427-0036104

Name and Address of New Owner:
Daniel Evan Pratt and Marie Anne Robertson
342 Edith Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
The Law Office of Will McSeveney, PLLC
1077 East Trinity Lane, Unit 203
Nashville, TN 37216

Map & Parcel No: 071-11-0-295.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, JOHN K. PRATT AND CHRISTINE M. PRATT, HUSBAND AND WIFE, "the Grantors", convey and quitclaim unto DANIEL EVAN PRATT AND MARIE ANNE ROBERTSON, HUSBAND AND WIFE, "the Grantees", the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being lot No. 3 of Lischey Place Subdivision, of record in Plat Book 6200, Page 439, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Mark D. Ahlberg, Unmarried, by Quitclaim Deed from Randy D. Ahlberg recorded January 29, 2010 in Instrument Number 20100129-0007481, Register's Office for Davidson County, Tennessee; and further conveyed to Mark D. Ahlberg and Randy D. Ahlberg by Warranty Deed from Leland Watts, married, recorded June 2, 2008, in Instrument Number 20080602-0055946, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John K. Pratt and Christine M. Pratt, Husband and Wife, by Warranty Deed, from Mark D. Ahlberg, Unmarried, recorded March 30, 2016 in Instrument Number 20160330-0030109, Register's Office for Davidson County, Tennessee.

This is the improved property commonly known as 342 Edith Ave, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 25 day of April, 2026.

John K. Pratt

Christine M. Pratt

STATE OF Wisconsin }
COUNTY OF Kenosha }

Before me, Ashley Rodden a Notary Public in and for the State of Wisconsin, personally appeared **John K. Pratt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the foregoing deed for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 25 day of April, 2026.

ASHLEY RODDEN
Notary Public
State of Wisconsin

Notary Signature
My Commission Expires: 02-10-2030

STATE OF Wisconsin }
COUNTY OF Kenosha }

Before me, Ashley Rodden a Notary Public in and for the State of Wisconsin, personally appeared **Christine M. Pratt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing deed for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 25 day of April, 2026.

ASHLEY RODDEN
Notary Public
State of Wisconsin

Notary Signature
My Commission Expires: 02-10-2030

AFFIDAVIT OF VALUE

STATE OF Wisconsin)
)
COUNTY OF Kenosha)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christine Pratt
(Affiant)

Sworn to and subscribed before me this 25 day of April, 2026.

ASHLEY RODDEN
Notary Public
State of Wisconsin

Notary Public
My Commission Expires: 02-10-2030

Certificate of Authenticity

I, William McSeveney, 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 04/27/2026.

Date

William W McSeveney

Affiant Signature

04/27/2026

Date

State of Florida

County of Broward

Sworn to and subscribed before me this 27th day of April, 20 26.

Tara L Golden

Notary's Signature

TARA L GOLDEN
Notary Public - State of Florida
Commission # HH459089
Expires on October 29, 2027

My Commission Expires: 04/27/2026

Date

Notary's Seal (if on paper)

Notarized remotely online using communication technology via Proof.