NOTE: THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1471715 DEEDQC
09/10/2026 04:16:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20260910-0084312

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -$0.00-.

Lauren Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF January, ~~2025~~ 2026.

Notary Public

My Commission Expires: May 9, 2026

CARLENE MURPHY NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Lackey McDonald, PLLC
1608 17th Avenue South
Nashville, Tennessee 372212

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Wesley Pratt 920 B Virginia Avenue Nashville, Tennessee 37216	SAME ADDRESS AS NEW OWNER	102-04-0-042.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Lauren Pratt, **("Grantor")**, by these presents, does quitclaim, grant and convey unto Ryan Wesley Pratt, **(Grantee"),** his successors and/or assigns, all her interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 690 on the Plan of Charlotte Park, Section Eight of record in Plat Book 2900, Page(s) 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Wesley Pratt, single man by Warranty Deed from Barry Bryan O'Kain, an unmarried person, of record in Instrument No. 20190617-0058296 Register's Office for Davidson County, Tennessee, dated June 14, 2019

FOR INFORMATION PUROSES ONLY

Property Address: 401 Achievement Drive, Nashville, Tennessee 37209.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 29 day of January, 2026.

Lauren Carey Pratt

Lauren Pratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Lauren Pratt, the within named Grantor, personally appeared before me, a Notary Public in and for said County and State, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand on official seal, this the 26 day of January, 2026.

Sharlene Murphy

Notary Public

SHARLENE MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

My Commission Expires: May 9, 2026

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Ryan W. Pratt, Esq., 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 10th day of September, 2026.

Affiant Signature

Date: September 10, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 10th day of September, 2026.

Notary's Signature

My Commission Expires: March 9, 2027

Seal:

