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# 1471905 DEEDQC
09/11/2026 11:26:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084524

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Lauren Carey Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF January, 2026.

Notary Public

My Commission Expires: May 9, 2026

CHARLENE MURPHY
STATE 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. 1 o the Final Plat Resubdivision of Lot 23 Maplewood Manor Subdivision, of record in Instrument No. 20220131-0011219, in Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Ryan W. Pratt, married, from Gilbert R. Spurlock, unmarried, by Warranty Deed dated July 15, 2021, recorded July 20, 2021, in Instrument No. 202110720-0097478, in Register's Office of Davidson County, Tennessee.

FOR INFORMATION PUROSES ONLY

Property Address: 920 B Virginia Avenue, Nashville, Tennessee 37216.

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.

Respectfully executed this 29 day of January, 2026.,

Lauren Caverly Pratt
Pro se (TN Bar No. 040362)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within-named Lauren Caverly Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of January, 2026.

Notary Public

My commission expires: May 9, 2026

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

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:

