QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 182345 DEEDQC
01/10/2019 10:18:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190110-0002667

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Edward Patterson, James Cody Patterson, and Matthew Daniel Patterson	**Same**	**06115003600**
(NAME) **3930 Baxter Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROY A. PATTERSON AND WIFE, JUNE H. PATTERSON, TRUSTEES FOR THE ROY A. PATTERSON AND JUNE H. PATTERSON REVOCABLE LIVING TRUST ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JAMES EDWARD PATTERSON, JAMES CODY PATTERSON, AND MATTHEW DANIEL PATTERSON AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP. ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 170 FEET OF LOT 19, AS SHOWN ON THE MAP ENTITLED MAPLEWOOD HOME TRACT, OF RECORD IN PLAT BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT 19 FRONTS 80.5 FEET ON THE EASTERLY SIDE OF BAXTER A VENUE AND RUNS WITH THE SOUTHERLY MARGIN ON MCIVER STREET 170 FEET TO A DEAD LINE MEASURING 88 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROY A. PATTERSON AND WIFE, JUNE H. PATTERSON, BY WARRANTY DEED FROM CHARLES T. WEHBY, OF RECORD IN INSTRUMENT NUMBER 20100903-0070315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3930 Baxter Avenue, Nashville, TN 37216**

Witness our hands this the 7 day of January, 2019.

ROY A. PATTERSON, TRUSTEE

JUNE H. PATTERSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROY A PATTERSON**, Trustee of the ROY A PATTERSON AND JUNE H PATTERSON REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7 day of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUNE H PATTERSON**, Trustee of the ROY A PATTERSON AND JUNE H PATTERSON REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7 day of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021