Karen Johnson Davidson County
Batch# 299653 DEEDQC
10/11/2019 10:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191011-0104445

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Cynthia Claypool et vir
4006 Brush Hill Road
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
062 05 0 014.00

Quitclaim Deed

Grantor: Frankie Patterson
Grantee: Cynthia L. Claypool

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING the northerly half of Lot No. 9 and all of Lot Nos. 10 and 11 on this unrecorded map of Jackson Park River Section described according to a survey made by W.B. Southgate in April, 1931, as follows:

BEGINNING on the easterly margin of Brush Hill Road at the corner of Lot Nos. 11 and 12 which is 112 feet 6 inches southerly from the southeast corner of Brush Hill Road and a 25 foot street shown on the plan of Haysboro Subdivision, as of record in Book 547, Page 16, Register's Office for said county, and running thence with the line between Lot Nos. 11 and 12, eastwardly 392 feet to a point 25 feet east from the top of the bluff of Cumberland River, this point being about 95 feet southwardly from the south boundary line of said road as shown on said Haysboro Plan, if said road were extended westerwardly; thence southwardly7 234-3/4 feet, more or less, to a point in the east margin of Lot No. 9; thence westwardly 344 feet, more or less, to the easterly margin of Brush Hill Road; thence up said road, northwardly 250 feet to the beginning.

Being the same property conveyed to Frankie Patterson by deed from Mark K. Claypool and wife, Cynthia L. Claypool, of record in ~~Record Book _____, Page _____,~~ Instrument No. 20190919-0095152 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4006 Brush Hill Road, Nashville, TN 37216.

The intent of this deed is to convey Frankie Patterson's $357,264.52 interest to Cynthia L. Claypool. Mark K. Claypool and Cynthia L. Claypool continue to hold property as tenants by the entirety.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Frankie Patterson by Cynthia Claypool, AIF
Frankie Patterson by Cynthia Claypool as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On September 17, 2019, before me personally appeared Cynthia Claypool, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Frankie Patterson, and who acknowledged that she executed the same as attorney-in-fact for Frankie Patterson.

Debra Y King

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Cynthia Claypool

Cynthia Claypool, Grantee

Sworn to and subscribed before me on September 17, 2019.

Debra Y King

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chelle Guidry

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Debra King, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Y King

Notary's Signature
My Commission Expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER