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Batch# 359020 DEEDQC
02/18/2020 09:10:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200218-0017591

THIS INSTRUMENT PREPARED BY
FRANK E. MONDELLI, SR.
603 Woodland Street
Nashville, TN 37206

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Trilby D. Patton 4335 Setters Road Nashville, TN 37218	New Owner	069-08-0055.00

For and in consideration of love and affection, **Irene Gwendolyn Patton** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Trilby D. Patton, as tenants in common with the right of survivorship,** (with Irene Gwendolyn Patton reserving a life estate in said property hereinbelow) all of my rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Enchanted Hills Section II, as of record in Book 3700, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ruth Evelyn Patton and Irene Gwendolyn Patton by deed of record in Book 4627, page 222, said Register's Office, with Marian Lucille Patton retaining a one-third interest in the said property.

By Last Will and Testament of Marian L. Patton (a/k/a Marian Lucille Patton), filed with the Probate Court under Docket number 96-P-1271 and recorded in Book 101060, page 322, and Register's Office, the interest of Marian L. Patton was devised unto Trilby DeVernne Patton, leaving title vested in Ruth Evelyn Patton, Irene Gwendolyn Patton and Trilby DeVernne Patton.

The said Ruth Evelyn Patton has since died intestate, unmarried, and without issue. The interest of Ruth Evelyn Patton became vested in her heirs-at-law, Trilby D. Patton, Irene G. Patton and Sonya Franklin Thompson (Sonya Franklin Thompson being the sole heir-at-law of Marian Aretha Patton Franklin, sister of Ruth Evelyn Patton, who predeceased Ruth Evelyn Patton.) [Reference is made to the Affidavit of Heirship being recorded simultaneously herewith.]

This is improved property known as 4335 Setters Road, Nashville, TN 37218

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

Whenever 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 hereunder set her hand this 16th day of January, 2020.

GRANTOR:

X Irene G. Patton

Irene Gwendolyn Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Irene Gwendolyn Patton with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January 2020.

Shirlita Stadaker

NOTARY PUBLIC

SHIRLITA STADAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

My Commission Expires: 7-6-2020

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Irene G. Patton

Affiant

Subscribed and sworn to before me, this 16th day of ~~November, 2019.~~ January, 2020

Shirlita Stadaker

NOTARY PUBLIC

SHIRLITA STADAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

My Commission Expires: 7-6-2020