Karen Johnson Davidson County
Batch# 360742 DEEDQC
02/20/2020 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200220-0018958

THIS INSTRUMENT PREPARED BY: **MUDTER, PATTERSON & COX, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 18th day of February, 2020. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2022

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills to:	Tax Information:
James E. Latendresse Sabrina Elena Maislin 2708 Cooper Lane Nashville, TN 37216	Regions Bank d/b/a Regions Mtg. 2050 Parkway Office Circle RCH-6 Mail Code: ALBH406028 Birmingham, AL 36244	073-05-0 187.00

FOR VALUABLE CONSIDERATION and for the express purpose of making a reconveyance to create a tenancy by the entirety, I, **JAMES E. LATENDRESSE, a married man,** Grantor, by these presents do hereby quitclaim and convey unto **GERALD G. PATTERSON, TRUSTEE,** his successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Riverwood Terrace as of record in Plat Book 1835, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James E. Latendresse, unmarried, by deed dated July 30, 2007, from Donald R. Smyth and wife, Anndora V. Smyth, of record in Instrument No. 20070815--0097481, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 1, 2014, or record in Instrument No. 20140210-011496, Register's Office for Davidson County, Tennessee, James E. Latendresse, who acquired title as an unmarried man, conveyed subject property to James E. Latendresse, a married man.

This is improved property known as 2708 Cooper Lane, Nashville, Tennessee, 37216.

And now, I, the said **GERALD G. PATTERSON, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **JAMES E. LATENDRESSE and wife, SABRINA ELENA MAISLIN,** their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF, we have hereunto set our hand(s) on this the 18th day of February, 2020.

JAMES E. LATENDRESSE

Trustee

GERALD G. PATTERSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. LATENDRESSE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18 day of February, 2020.

Notary Public

My Commission Expires:

ASHLEY H. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of February, 2020.

Notary Public

My Commission Expires:

ASHLEY H. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

