Karen Johnson Davidson County
Batch# 396725 DEEDQC
05/07/2020 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200507-0047403

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
Joe M. Patterson et ux
219 Shevel Dr.
Goodlettsville, TN 37072

Send Tax Bills To
Jennifer Graves
48 Mossy Oak Trl
Jackson, TN 38305

Map-Parcel No.
025 067.00

Quitclaim Deed by Trustee

Grantor: Jennifer Anne Patterson Graves, Trustee under the Revocable Trust Agreement of Joe M. Patterson and Mary Anne L. Patterson, dated August 28, 2017
Grantee: Joe M. Patterson and Mary Anne L. Patterson, as Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Ranchwood Estates, Section I, City of Goodlettsville, Tennessee, as of record in Plat Book 2900, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 130 feet on the northerly side of Shevel Drive and runs back between lines, 294.8 feet on the easterly line and 297.75 feet on the westerly line, to a line in the rear on which it measures 131.1 feet.

Being the same property conveyed to Jennifer Anne Patterson Graves, Trustee under the Revocable Trust Agreement of Joe M. Patterson and Mary Anne L. Patterson, dated August 28, 2017, by deed from Joe M. Patterson and Mary Anne L. Patterson, of record in Instrument No. 20170906-0091459, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 219 Shevel Dr., Goodlettsville, TN 37072.

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

Jennifer Anne Patterson Graves, Trustee
Grantor

State of Tennessee
County of Madison

Pursuant to Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020, Jennifer Anne Patterson Graves appeared before me via Zoom or Facetime on April 10, 2020, 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 and who acknowledged herself to be the Trustee under the Revocable Trust Agreement of Joe M. Patterson and Mary Anne L. Patterson dated August 28, 2017, for the purpose therein contained by signing her name as Trustee.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023

* *

State of Tennessee
County of Madison

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

Joe M. Patterson by Jennifer Anne Patterson Graves as Attorney in fact
Grantee

Sworn to and subscribed before me on April 10, 2020

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS 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

On May 1, 2020, before me personally appeared, 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.

Catherine L. Danton
Notary's Signature
My Commission Expires: 5/25/22

