Karen Johnson Davidson County
Batch# 399813 DEEDQC
05/14/2020 07:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200514-0049921

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**MUDTER, PATTERSON & COX, PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, TN 37215**<br>**(615) 383-4429** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br>Affiant<br>Subscribed and sworn to before me, this 7th day of May, 2020.<br>Notary Public<br><br>My Commission Expires: October 2, 2023 |

STACY L THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Hilda M. McGregor<br>5113 Boxcroft Place<br>Nashville, TN 37215 | Send Tax Bills To:<br>New Owner<br>5113 Boxcroft Place<br>Nashville, TN 37215 | Tax Information:<br>Map and Parcel No.:<br>116 13 0 137 00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GERALD G. PATTERSON, TRUSTEE UNDER THE 5113 BOXCROFT LAND TRUST, established August 22, 2018 (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto HILDA M. MCGREGOR, unmarried, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 5113 Boxcroft Place, Nashville, Tennessee, 37215.

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, Grantor has executed this instrument on this 7th day of May, 2020.

, Trustee
**GERALD G. PATTERSON, TRUSTEE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for the said county and state, the within named Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee under the 5113 Boxcroft Land Trust, established August 22, 2018, the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May, 2020.

Notary Public

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Boxworth as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gerald G. Patterson, Trustee under The 5113 Boxcroft Land Trust, established August 22, 2018, by deed dated November 29, 2018, from Diversified Trust Company, Executor of the Estate of Mary Coble Follin, of record at Instrument Number 20181206-0119225, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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:

