Prepared by: + Return to:
J. Andrew Wiley
1637 Rachel Way
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 583804 DEEDQC
03/04/2021 08:54:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210304-0028002

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Rachel Pate McDonald
Affiant

Subscribed and sworn to before me this 25th day of February, 2021.

Notary Public
My commission expires: NOV 09 2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Pate Sisters Properties	New Owner	05104007000
224 Ashawn Blvd.		
Old Hickory, TN 37138		

QUITCLAIM DEED

For and in consideration of One Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Rachel Pate McDonald and Mary Dianna Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, by these presents, do hereby quitclaim and convey unto Pate Sisters Properties, its heirs, successors and/or assigns, all of its right, title and interest in and to the following described tract located in Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a one-half undivided interest in the northerly 31.82 feet of Lot No. 54, All of Lot 55 and the southerly 15.65 feet of Lot 56 of Madison Realty Co.'s Subdivision of record in Book 547, Page 164, said Register's Office.

Said Lots front together 102.80 feet, more or less, on the easterly margin of Gallatin Pike or Highway and extends back between lines 150 feet to a line on the rear on which it measures 102.80 feet, more or less.

Being the same property conveyed to Lloyd W. Pate and wife, Clenna Y. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001 by deed from Lloyd W. Pate and Clenna Y. Pate, dated March 5, 2001, recorded in Instrument No. 20011106-0121824, Register's Office for Davidson County, Tennessee. Lloyd W. Pate died on July 9, 2009 and Clenna Y. Pate died on June 14, 2020. The Pate Joint Revocable Living Trust Agreement names Rachel Pate McDonald and Mary Dianna Chambers as Successor Co-Trustees.

This is improved property known as 513 Gallatin Rd., Madison, TN 37115.

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

Witness my hand this 25th day of February, 2021.

Rachel Pate McDonald

Rachel Pate McDonald, Successor Co-Trustee

Mary Dianna Chambers

Mary Dianna Chambers, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Rachel Pate McDonald and Mary Dianna Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at office this 25th day of February, 2021.

My commission expires:
NOV 0 8 2021

NOTARY PUBLIC

J. ANDREW WILTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY