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

Karen Johnson
Batch# 583804
03/04/2021 08:54:39 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20210304-0028003

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 08 2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Pate Sisters Properties	New Owner	05104007200
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:

TRACT NO ONE:
Being part of Lot Nos. 56, all of Lot No. 55 and part of Lot No. 54 in Madison Realty Company's Subdivision, as of record in Book No. 547, Page 164, of the Register's Office for Davidson County, Tennessee and said part of Lot No. 56, and Lot No. 55, and part of Lot No. 54 adjoin and together front one hundred (100) feet on the easterly side of Gallatin Road or Highway, and runs back between parallel lines 150 feet to a dead line, and being more definitely described as follows, to-wit: Beginning at a point on the easterly margin of Gallatin Road or Highway 294 feet, more or less north from the northerly margin of Harrington Avenue, and said point of beginning being on and with the southerly wall of the brick building owned by Miss Martha Mona Graves and her sister Mrs. Elizabeth Graves Kirkpatrick; thence with the said southerly wall of said brick building and easterly 150 feet, more or less to a dead line, and said dead line being the dividing line between Lots No. 50 and 58, 56, 55, 54 and other lots in said Subdivision; thence with said dead line and southerly one hundred six (106) feet to a point; thence westerly 150 feet,

more or less to the easterly margin of the said Gallatin Road or Highway; thence with the same and northerly 106 feet to the point of beginning.

TRACT NO TWO:
Being Lots Nos. 51, 52, 53 and the southerly 23.51 feet of Lot No. 54, in the Madison Realty Company's Subdivision, as of record in Book No. 547, Page 164, of the Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of the Gallatin Pike and the northerly margin of Harrington Avenue; thence easterly with the northerly margin of said Harrington Avenue 150 feet, more or less, to the westerly line of Lot No. 50 in said subdivision; thence with said westerly line and northerly to a point and including the southerly 23.51 feet of Lot No. 54 in said subdivision; thence westerly 150 feet more or less to the easterly margin of said Gallatin Pike thence with the same southerly 189.50 feet, more or less, to the place of beginning.

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. 20011106-0121823, 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 523 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 Davidson

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 9 2021

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY