QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 598773 DEEDQC
03/23/2021 02:46:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210323-0038394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Lee Patterson and Jennifer Lynn Patterson	New Owners	
(NAME)	(NAME)	**141-15-0D-077.00-CO**
108 Claytie Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA K. SPEERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE LEE PATTERSON (AKA KYLE PATTERSON) AND JENNIFER LYNN PATTERSON (AKA JENNIFER PATTERSON), HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Final P.U.D. Plan, Phase II Sheffield on the Harpeth of record in Plat Book 6900, Page (s) 410 and 411, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Patterson and Kyle Patterson, wife and husband and Barbara K. Speers, as joint tenants with rights of survivorship by Warranty deed from Marilyn May Boniol, a single woman of record in Instrument No. 20170623-0063297 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 23, 2017.

The above-described property is not the primary or marital residence of the grantor herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **108 Claytie Street (AKA 7713 River Fork Drive), Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 16 day of MARCH, 2021

Barbara K. Speers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16 of March, 2021.

Notary Public
My Commission Expires: 9-2-2023
(SEAL)

RETURN TO:
Kyle and Jennifer Patterson
108 Claytie Street
Nashville, TN 37221

OFFICIAL SEAL
JENNIFER A. BYRD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-2-2023