QUITCLAIM DEED

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 28th DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 10-17-21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

J-SB-ILE-21-481

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

Karen Johnson
Batch# 670794
07/02/2021 12:52:05 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20210702-0090195

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Timothy J. Patts, Married and Countrywood Holdings, LLC, An Ohio Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**161-02-0-176.00**
126 University Rd. Unit #2,		
(ADDRESS)	(ADDRESS)	
Brookline, MA 02445		
(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, **TIMOTHY J. PATTS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY J. PATTS, MARRIED AND COUNTRYWOOD HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY** 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:

Being land in Davidson County, Tennessee, being Lot No. 70, on the Plan of McMurray Place, Section Two, of record in Plat Book 5200, Page 440, Register's Office for said County, to which plan reference is here by made for a more complete description of said lot.

BEGINNING at a point in the Southerly right-of-way margin of Ellenwood Drive, the Northeast corner of the herein described property; thence leaving said right-of-way South 29 degrees 53'Minutes 35 seconds West 94.25 feet to a point; thence North 57 degrees, 11 minutes 14 seconds West 60.00 feet to a point; thence North 54 degrees 13' 19" West 40.37 feet to a point; thence North 44 degrees 03 minutes 17 seconds East 142.50 feet to a point in the Southerly right-of-way margin of Ellenwood drive; thence with said right-of-way South 46 degrees 06 minutes13 seconds East 8.60 feet to a point; thence South 86 degrees 50 minutes 00 seconds East 2.19 feet to an iron rod; thence with a curve to the right having a central angle of 34 degrees 14 minutes 34 seconds and a radius of 50.00 feet a distance of 29.88 feet to an iron rod; thence with a curve to the left having a central angle of 70 degrees 18 minutes 07 seconds and a radius of 40.00 feet a distance of 49.08 feet to the point of beginning containing 0.23 acres more or less.

Being the same property conveyed to Timothy J. Patts by Quitclaim deed from Mark Charles Velligna and/or Mary Margaret Velligan, trustee of The Villagan Family Trust of record in Instrument No. 20111214-0097326 Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on December 14, 2011.

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: **481 & 483 Ellenwood Dr, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 28 day of June, 2021.

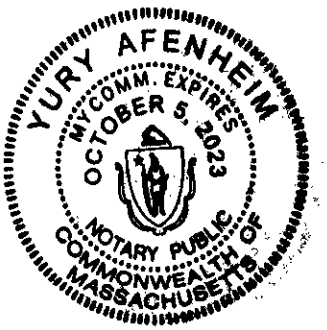
Timothy J. Patts

STATE OF ~~TENNESSEE~~ MA VA
COUNTY OF ~~DAVIDSON~~ Norfolk VA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. PATTS, 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 28th of June, 2021.

Notary Public
My Commission Expires: 10/05/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212