Karen Johnson Davidson County
Batch# 673332 DEEDQC
07/08/2021 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210708-0092126

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 30995108

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Randolph Edwin Patterson, Sr. and Tracy Cooper Patterson, Trustees of the Randy and Tracy Patterson Community Property Trust 2305 Belmont Boulevard Nashville, TN 37212	Randolph Edwin Patterson, Sr. and Tracy Cooper Patterson, Trustees 2305 Belmont Boulevard Nashville, TN 37212	Map and Parcel: 104 16 0 291.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, RANDOLPH E. PATTERSON, SR. AND TRACY COOPER PATTERSON, by these presents do hereby quitclaim and convey to RANDOLPH EDWIN PATTERSON, SR. AND TRACY COOPER PATTERSON, TRUSTEES OF THE RANDY AND TRACY PATTERSON COMMUNITY PROPERTY TRUST, their successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 2305 Belmont Boulevard, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 7th day of July, 2021.

Randolph E. Patterson, Sr.

Tracy Cooper Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Randolph E. Patterson, Sr. and Tracy Cooper Patterson, the within named bargainors, 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 for the purposes therein contained.

WITNESS my hand and official seal this 7th day of July, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Michael D. Sontag, Agent

Subscribed and sworn to before me
this 7th day of July, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

A certain tract or parcel of real estate in Davidson County, Tennessee, described as follows:

> BEING the northerly half of Lot No. 175 on the Map of Belmont Land Company's Subdivision called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> SAID part of said Lot No. 175 fronts 53.0 feet on the westerly side of Belmont Boulevard and runs back between lines 175.0 feet to an alley in the rear on which it measures 45.0 feet.

Being the same property conveyed to Randolph E. Patterson, Sr. and wife, Tracy Cooper Patterson, as tenants by the entireties by warranty deed of record at Instrument No. 00011185-0000416, Register's Office of Davidson County, Tennessee.

30995108.1

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021.

Date

Affiant Signature

07/07/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of July, 20 21.

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

