Karen Johnson Davidson County
Batch# 693281 DEEDQC
08/09/2021 10:54:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210809-0106817

Commitment Number: 21NL21102

21WR30264

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Melanie M. Patchen** and **Susan Maria Childs**, 1338 General George Patton Rd., Nashville, TN 37221

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**142 09 0E 124.00**

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## QUITCLAIM DEED

**Melanie M. Patchen**, unmarried, hereinafter grantor, whose tax-mailing address is **1338 General George Patton Rd., Nashville, TN 37221**, without consideration paid, grants and quitclaims to **Melanie M. Patchen**, unmarried and **Susan Maria Childs**, unmarried, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **1338 General George Patton Rd., Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Unit No. 1338, together with the Carport designated No. 1338-C, in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Phase One, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, as corrected in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to**

**the apartments, property, co-owners and tenants of River Plantation, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed in Book 6226, Page 9, and By-Laws of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein. This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.**

DERIVATION CLAUSE

**Being the same property conveyed to Melanie M. Patchen, unmarried by Warranty Deed from David A. Nemanich and wife, Cheryl M. Nemanich as recorded 10/19/2016 in Book NA at Page NA as Document 20161019-0110302. Commonly Known As: 1338 General George Patton Rd, Nashville, TN, 37221 Tax ID: 142 09 0E 124.00**
**Property Address is: 1338 General George Patton Rd., Nashville, TN 37221**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on June 5, 2024:

Melanie M. Patchen

**Melanie M. Patchen**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 5, 2024 by **Melanie M. Patchen** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Comm Exp 09/02/24
Ann Stathos Donnell

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5 day of June, 2021.

Melanie M Patchen
Affiant

Melanie M Patchen
Print Name

(Seal)

Notary Public

My commission expires:
09/02/24

Ann Stathos Donnell
Print Name

CTIC# _____

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**STATE OF KANSAS**
**COUNTY OF JOHNSON**

**The actual consideration for this transfer is $0.00.**

**Affiant**

**Subscribed and sworn to before me, this the** 5th **Day of** June **20** 21.

**Notary**

Aundra Reynolds

AUNDRA REYNOLDS
Notary Public - State of Kansas
My Appointment Expires 01/10/23

**Tennessee Certification of Electronic Document**

I, Aundra Reynolds, 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 June 5, 2021 (date of document).

Aundra Reynolds
Affiant Signature

July 12, 2021
Date

State of Kansas

County of Johnson

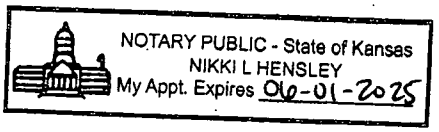
Sworn to and subscribed before me this 12 day of July, 2021.

Nikki L. Hensley
Notary's Signature

Nikki L. Hensley

MY COMMISSION EXPIRES: 06-01-2025

NOTARY'S SEAL



**Tennessee Certification of Electronic Document**

I, Aundra Reynolds, 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 June 5, 2021 (date of document).

Aundra Reynolds
Affiant Signature

August 6, 2021
Date

State of Kansas

County of Johnson

Sworn to and subscribed before me this 6 day of August, 2021.

Nikki L. Hensley
Notary's Signature

MY COMMISSION EXPIRES: 06-01-2025

NOTARY'S SEAL

