Karen Johnson Davidson County
Batch# 700572 DEEDQC
08/19/2021 08:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210819-0112084

This Instrument prepared by and after recording return to:

Sam J. McAllester III Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Michael Andrew Patton, Trustee **175 NE 203 Terrace Unit B20** **Miami Gardens, FL 33179**	**105-14-0-130.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ERNEST RIP PATTON** ("Grantor"), by these presents does hereby quitclaim and convey unto **Michael Andrew Patton, Trustee under Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021** ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in the Nashville, Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property known as 2204 White Avenue, Nashville, Davidson County, Tennessee.

This property was vested in Fredina Patton Shoulders a/k/a Fredina P. Shoulders, an unmarried person by Deed from Hope, Inc., a Tennessee corporation, dated May 30, 1972 of record in Book 4606, page 494, Register's Office for Davidson County, Tennessee. Fredina Patton Shoulders and Fredinia Patton Shoulders are one and the same person. Said Fredinia Patton Shoulders died June 10, 2005 leaving a Last Will and Testament dated October 20, 1986, naming Ernest Rip Patton, her sole child as beneficiary. Ernest Rip Patton as sole heir of Fredina Patton Shoulders executes this instrument as set forth herein. See Affidavit of Heirship filed as Instrument #20210818-0111942, Register's Office for Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 18th day of August, 2021.

GRANTOR:

E. R. Patton

ERNEST RIP PATTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ERNEST RIP PATTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of August, 2021.

Kimberley J. Raymond

Notary Public

My Commission Expires: 5-25-25

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 18th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 5-25-25

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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202108190112084

EXHIBIT "A"

LEGAL DESCRIPTION OF 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 Lot no. 8 of Block 18 on the Plan of Yarbrough Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for said County.

SAID Lot fronts 50 feet on the easterly side of White Avenue, and extends back between parallel lines 167.5 feet to an alley.

This conveyance is subject to restrictive covenants of record in Book 4220, page 723 and restrictive covenants and agreements of record in Book 4478, page 954, Register's Office for said County, taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

BEING the same property conveyed to Fredina Patton Shoulders, an unmarried person, by Deed from Hope, Inc., a Tennessee corporation dated May 30, 1972 of record in Book 4606 page 494 Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester, III, 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 August 18, 2021 (date of document).

Affiant Signature

8-18-21
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 18th day of August, 2021.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5-25-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY