Karen Johnson Davidson County
Batch# 700572 DEEDQC
08/19/2021 08:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210819-0112085

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	**109-01-0-003.00**	**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 820 Norwalk Avenue, Nashville, Davidson County, Tennessee.

Ernest R. Patton and Ernest Rip Patton are one and the same person.

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.
KJR

NOTARY PUBLIC

My Commission Expires: 5-25-25

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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. 48 on the plan of Section 2 Larchwood, of record in Book 5200, page 207, Register's Office for said County.

SAID Lot No. 48 fronts 79.44 feet on the westerly margin of Norwalk Drive and extends back 207.46 feet on the northerly line and 211.87 feet on the southerly line to a dead line in the rear, measuring 40.23 feet thereon.

Being the same property conveyed to Ernest R. Patton, a single person, by deed from Carol J. Kennedy and spouse, Kevin Kennedy, of record in Book 8974, page 582, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5479, Page 443, revised in Book 5681, page 532, Book 5688, page 696, Book 6011, page 130, Book 5617, Page 208, amended and revised in Book 6819, page 873 and Book 6588, page 696, said Register's Office and to the matters set forth in the referenced Plan of record.

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 18 day of August, 2021.

Notary's Signature

My Commission Expires: 5-25-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY