Karen Johnson Davidson County
Batch# 709784 DEEDQC
09/03/2021 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210903-0118828

QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-21-2533

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 13 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Patterson	**New Owner**	
(NAME)	(NAME)	**073-10-0-058.00**
2533 McGinnis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELISSA MARTINEZ AND SEAN PATTERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SEAN PATTERSON, hereinafter called the Grantee, his heirs, successors and assigns, that 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. 22 ON THE PLAN OF MOSS ROSE ESTATES OF RECORD IN PLAT BOOK 4860, PAGE 112, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED FROM DESIREE WILLIAMS BY WARRANTY DEED TO MELISSA MARTINEZ AND SEAN PATTERSON, OF RECORD IN INSTRUMENT NO. 20170418-0037604 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This instrument was prepared with information supplied by the Grantee. 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: **2533 McGinnis Drive, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 13th day of August, 2021.

MELISSA MARTINEZ

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA MARTINEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of August, 2021.

KATIE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires
September 25, 2024

TERESA L. MELTON as Attorney in fact for Sean Patterson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA L. MELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Power of Attorney for Sean Patterson, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 13 day of August, 2021.

KATIE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires
September 25, 2024

* As recorded in Instrument No. 20210830-0116506, Register's Office for Davidson County, Tennessee

I, Adam H. Jefferson, 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 8-13-21 (date of document).

Affiant Signature

Date 8-13-21

State of TN

County of Davidson

Sworn to and subscribed before me this 13 day of August, 2021.

KAREN BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 2/26/2025