Karen Johnson Davidson County
Batch# 868152 DEEDQC
06/07/2022 08:39:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220607-0064905

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Ste. 202
Franklin, TN

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 2nd day of June, 2022.

Notary Public: _____
My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

ADDRESS OF NEW OWNER:
Larry E. Patton, Sr.
652 Rowan Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP/PARCEL:
59-11-157.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **Larry E. Patton A/K/A Larry E. Patton, Sr. and Mildred Patton A/K/A Mildred L. Patton, husband and wife** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **Larry E. Patton, Sr. and Mildred L. Patton, husband and wife, Chantelle Y. Jackson and Larry E. Patton, Jr., joint tenants with right of survivorship**, (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 481 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for said County.

Said Lot No. 481 fronts 67.05 feet on Rowan Drive and 105 feet on Revels Drive, said frontage being joined by a curve 37.64 feet in length and extends back 110.2 feet on the southwesterly line and 96.2 feet on the northwesterly line to a point in the rear.

Being the same property conveyed to Larry E. Patton and wife, Mildred Patton, by Warranty Deed from Andrew L. Butler, Jr. and wife, Ophelia R. Butler, dated May 24, 1977, Register's office for Davidson County, Tennessee.

This is improved property known as: 652 Rowan Drive, Nashville, TN 37207.

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

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

IN WITNESS WHEREOF, this document was executed this 2nd day of June, 2022.

Larry E. Patton A/K/A Larry E. Patton, Sr.

Mildred Patton A/K/A Mildred L. Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Larry E. Patton A/K/A Larry E. Patton, Sr. and Mildred Patton A/K/A Mildred L. Patton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 2nd day of June, 2022.

My Commission Expires:

NOTARY PUBLIC

