Prepared By:

Name: Cole Law Group, P.C.
Address: 1648 Westgate Circle, Suite 301
Brentwood, Tennessee 37027

After Recording Return To:

Name: Cole Law Group, P.C.
Address: 1648 Westgate Circle, Suite 301
Brentwood, Tennessee 37027

Send Tax Bills To:

Kathleen Marie Patterson
4082 Lake Parkway, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 876209 DEEDQC
06/23/2022 11:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220623-0071711

Space Above This Line for Recorder's Use

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$0.00

Subscribed and sworn to before me
this 19 day of May, 2022
L. Segree II
Notary Public

Christopher Robert Patterson
Christopher Robert Patterson

Subscribed and sworn before me, this 19 day of May, 2022.

LAWRENCE SEGREE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT CHRISTOPHER ROBERT PATTERSON, ANN ELIZABETH PATTERSON, and JOHN VINCENT PATTERSON (individually a "Grantor" and collectively "Grantors"), FOR AND IN CONSIDERATION of the valuable and mutual covenants and agreements contained in the Settlement Agreement and Release of All Claims executed by Christopher Robert Patterson, Kathleen Marie Patterson, John Vincent Patterson, and Ann Elizabeth Ritter on or about October 16, 2021, the receipt of which is hereby acknowledged, do hereby RELEASE, REMISE, QUITCLAIM and give unto KATHLEEN MARIE PATTERSON ("Grantee"), whose address is 4082 Lake Parkway, Hermitage, TN 37076, all of their right, title and interest, to the extent not already owned by Kathleen Marie Patterson, in and to the following described real estate in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 21 on the Plan of Lake Park, Section I, as of record in Book 4175, page 134 and 135, Register's Office for said County, described as follows:

Beginning at a point on the northern margin of Lake Parkway, said point being the common point between Lots Nos. 21 and 20; thence following the common boundary between Lots Nos. 21 and 20, northerly 167.82 feet to a point; thence West 125.0 feet to a point; thence following the common boundary between Lots Nos. 21 and 22 southerly a distance of 167.96 feet to a point on the northern margin of Lake Parkway; thence following the margin of Lake Parkway East 125.0 feet to the point of beginning;

Parcel Identification No. 09801002300;

Being the same property vested in John Vincent Patterson, Christopher Robert Patterson, Ann Elizabeth Patterson, and Kathleen Marie Patterson pursuant to T.C.A. § 31-2-103 and by the Affidavit of Heirship from Kathleen Marie Patterson of record in Instrument No. 20210803-0103945 Register's Office for Davidson County, Tennessee, dated July 26, 2021, and recorded on August 3, 2021;

such that Kathleen Marie Patterson shall now own One Hundred Percent (100%) of that real estate being commonly known as 4082 Lake Parkway, Hermitage, TN 37076. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand this 19 day of May, 2022.

Christopher Robert Patterson

Christopher Robert Patterson
Grantor's Printed Name

2164 Strombury Dr.
Address

Hermitage, TN 37076
City, State & Zip

IN TESTIMONY WHEREOF I have hereunto set my hand this 15 day of June, 2022.

Ann Elizabeth Patterson (Ritter)
Ann Elizabeth Patterson

Ann Elizabeth Patterson
Grantor's Printed Name

106 Fairway DR
Address

Nashville, TN 37214
City, State & Zip

IN TESTIMONY WHEREOF I have hereunto set my hand this 31 day of MAY, 2022.

John Vincent Patterson
John Vincent Patterson

JOHN VINCENT PATERSON
Grantor's Printed Name

67 OAK RIDGE LANE
Address

WILLIAMSON GA 30292
City, State & Zip

STATE OF Tennessee)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Robert Patterson whose name(s) are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19 day of May, 2022.

L. Segree II
Notary Public

My Commission Expires: 9/8/2025

LAWRENCE SEGREE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF Georgia)
COUNTY OF Upson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent Scott whose name(s) are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of June, 2022.

Crystal Spoon
Notary Public

My Commission Expires: 9.3.23

CRYSTAL SPOON NOTARY EXPIRES GEORGIA 9.3.2023 PUBLIC UPSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Ritter whose name(s) are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of June, 2022.

Notary Public

My Commission Expires: June 15, 2025

ALEC W. SESSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY