QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 920157 DEEDQC
09/22/2022 10:10:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220922-0105322

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 12 DAY OF Oct, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
436 Patterson LLC	**NEW OWNER**	
(NAME)	(NAME)	
209 Woodford Place		**13301009600** **13301009700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph M. Roberts, and Matthew McKinney ("Grantor") by these presents does herby convey, assign, and quitclaim to 436 Patterson LLC, a Tennessee limited liability company ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I: 436 Patterson St, Nashville, TN 37211
Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Map of Patterson's Subdivision of Maple Hill of record in Plat Book 332, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 Fronts 50 feet on the North Side of Patterson Street and Runs Back between Parallel lines 175 feet to an alley.

TRACT II: 3104 Meade Ave, Nashville, TN 37211
Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Map of Patterson's Subdivision of Maple Hill of record in Plat Book 332, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57 Fronts 50 feet on the North Side of Patterson Street and Runs Back between Parallel lines 175 feet to an alley.

TRACTS I and II Being the same property conveyed to Joseph M. Roberts and Matthew McKinney by Warranty Deed of record at 20220912-0101720, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS PROPERTY WAS NOT THE RESIDENCE OF EITHER GRANTOR HEREUNDER.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

Witness my hand this the 12 day of September, 2022.

Joseph M. Roberts

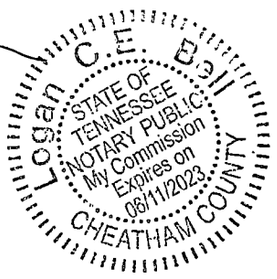
Matthew McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Roberts, and Matthew McKinney (the bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of September 2022.

Notary Public
My Commission Expires:



PH