Karen Johnson Davidson County
Batch# 980241 DEEDQC
03/14/2023 08:04:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230314-0018208

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite P, Spring Hill, TN 37174		
NAMES AND ADDRESS OF NEW OWNERS AND RETURN DEED TO:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Frances A. Patterson and Floyd T. Patterson 4053 Farmington Woods Drive Hermitage, TN 37076	New Owners	**087 05 0A 128.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, FRANCES A. PATTERSON, formerly known as FRANCES A. CLARK, a married woman, the Grantor herein, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto FRANCES A. PATTERSON and husband, FLOYD T. PATTERSON, such right, title and interest as is required to vest title in us as Tenants by the Entirety, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows:

Land in Davidson county, Tennessee, being Lot No. 156, on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to FRANCES A. CLARK, now known as FRANCES A. PATTERSON, from J. B. CLARK by Quitclaim Deed dated October 22, 2000, of record in Instrument No.: 20001122-0115500, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to J. B. Clark and wife, Frances A. Clark, from Phillips Builders, Inc., by Warranty Deed of record in Book 9381, Page 560, Register's Office for Davidson County, Tennessee.

The is improved property, known as 4053 Farmington Woods Drive, Hermitage, TN 37076.

This Deed was prepared from legal description of the property in prior Deed and the draftsman of this instrument does not guarantee matters of survey and title.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises, including any and all existing easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 13th day of March, 2023.

Frances A. Patterson f/k/a Frances A. Clark

FRANCES A. PATTERSON f/k/a FRANCES A. CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named FRANCES A. PATTERSON, formerly known as FRANCES A. CLARK, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 13th day of March, 2023.

BAYLEE PARTON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY STAMP
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

Baylee Parton
Notary Public

My commission expires: 03-06-2024

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(A): Creation or dissolution of tenancy by the entirety by the conveyance from one (1) spouse to the other; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(5).