Karen Johnson Davidson County
Batch# 1019980 DEEDQC
06/28/2023 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230628-0049236

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **William Patton, Trustee of the MUSIC CITY LANDS TRUST** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Allison Y Patton,** (Grantee), a single woman, all of his rights, title, and interests in the following described real property, to wit:

Tract I - 927 40th Ave N Nashville, TN 37209 - Map and Parcel 09108028400
Being part of Lot No. 2 on the Subdivision of Lot No. 27, etc. of the Clifton Plan ,as of record in Book 161, Page 68, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, June 29, 1953, as follows:

Beginning at the intersection of the centerline of Albion, formerly Walker Street, and 40th Avenue North, formerly Clifton Street, thence with the Center of Albion Street, westwardly 164 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 14 degrees 17' west 109.8 feet to the northwest corner of the property conveyed to Jake Stein and wife, by deed from Julia Armstrong Burton Harris, of record in Book 2152, Page 154, said Register's Office; thence with the northerly line of Stein Property; North 61 degrees 16' East 155.8 feet to the westerly margin of 40th Avenue North, the northeast corner of said Stein property; continuing in the same direction 33 feet, in all 188.8 feet in the center of 40th Avenue, North; thence with the center of said Avenue, northwestwardly 57 feet to the beginning.

Being a portion of the same property conveyed to MUSIC CITY LANDS TRUST, IDELLA M. LAWRENCE, TRUSTEE, by quitclaim deed from EDWARD PATTON, JR. of record in Instrument No. 20141022-0097542, dated October 16, 2014, said Register's Office.

Being further conveyed to ALLISON Y. PATTON, by quitclaim deed from MUSIC CITY LANDS TRUST, of record in Instrument No. 20230622-0047503, dated June 21, 2023, said Register's Office.

Tract II : 929 40th Avenue N, Nashville, TN 37209 - map and parcel 09108028300
Being part of Lot No. 2 on the Subdivision of Lots No. 27, etc. of the Clifton Plan, as of record in Book 161, page 68, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, June 29, 1953, as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 46 feet south of the Southwest corner of said Avenue and Albion Street; thence South 61 degrees 16' west 155.8 feet; thence south 14 degrees, 17' west 135.2 feet; thence north 61 degrees 16' east 45 feet; thence north 30 degrees 15' east 50 feet; thence north 61 degrees 16' east 150 feet to the westerly margin of 40th Avenue North; thence with said Avenue northwardly 80 feet to the beginning.

Being a portion of the same property conveyed to MUSIC CITY LANDS TRUST, IDELLA M. LAWRENCE, TRUSTEE, by quitclaim deed from EDWARD PATTON, JR. of record in Instrument No. 20141022-0097542, dated October 16, 2014, said Register's Office.

Being further conveyed to ALLISON Y. PATTON, by quitclaim deed from MUSIC CITY LANDS TRUST, of record in Instrument No. 20230622-0047504, dated June 21, 2023, said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28 day of **June, 2023.**

William Patton, Trustee of the MUSIC CITY LANDS TRUST

William Patton Trustee
By William Patton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **William Patton, Trustee of the MUSIC CITY LANDS TRUST,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **June, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **June, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

PROPERTY OWNER: **Allison Y Patton**
OWNER'S ADDRESS: PO Box 42, Whites creek, TN 37189
MAIL TAX BILLS TO: new owner

Certificate of Authenticity

I, Holly Mason, 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 6/28/23.

Affiant Signature

4/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of June, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON