Karen Johnson Davidson County
Batch# 1097548 DEEDQC
02/02/2024 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007562

THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tom Rogers
Affiant

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 1st day of February, 2024.

Liz Davis
Notary Public
My Commission Expires: 3-8-25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Rick Patterson & Terre Colleen Patterson 2740Avington Ct. Murfreesboro, TN 37128	New Owner	075 11 0 081.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rick Patterson, married** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Rick Patterson and Terre Colleen Patterson, a married couple** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Lot 390, Section 3, Highlands of Tulip Grove Subdivision, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property as conveyed from Federal Home Loan Mortgage Corporation, to Rick Patterson, married, by SPECIAL / LIMITED WARRANTY DEED as described in Deed Inst. 20110415-0029259, Recorded 04/15/2011 Davidson County Tennessee, Register of Deeds.

This is property known as: 504 DUTCHMANS DR HERMITAGE TN 37076

No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein. Legal description taken from prior deed. Preparer makes no

No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein. Legal description taken from prior deed. Preparer makes no representation concerning any legal, tax or other ramifications concerning said transfer.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 18th day of February, 2024.

GRANTOR(S):

Rick Patterson

STATE OF TENNESSEE

COUNTY OF Wilson

On this the 18th day of February 2024, before me personally appeared **Rick Patterson** to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of February 2024.

Notary Public

My Commission Expires: 6.9.2024

(SEAL)

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 2-1-24.

Kim Rogers
Affiant
Date: 2-1-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1 day of February, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY