Karen Johnson Davidson County
Batch# 1126147 DEEDQC
04/23/2024 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240423-0029245

THIS INSTRUMENT PREPARED BY: **MUDTER, PATTERSON & COX, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 23rd day of April, 2024. Notary Public My Commission Expires:

ELIZABETH HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Tax Information:
Clay M. Whitson and Jeannette Whitson Clay Whitson, Jr. 317 Lynnwood Blvd Nashville, TN 37205	Clay M. Whitson and Jeannette Whitson 4410 Forsythe Place Nashville, TN 37205	116-11-0-091.00

FOR VALUABLE CONSIDERATION and for the express purpose of making a re-conveyance to set forth respective percentages of ownership among ourselves with respect to the subject property, we, **CLAY M. WHITSON and JEANNETTE WHITSON, husband and wife, and CLAY WHITSON, JR., unmarried**, by these presents do hereby quitclaim and convey unto **GERALD G. PATTERSON, Trustee,** his successors and assigns, all our right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot 40, as shown on the Map entitled "Royal Oaks Land Company's Subdivision of the Baker Tract," of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Clay M. Whitson and Jeannette Whitson, husband and wife, and Clay Whitson, Jr., unmarried, as joint tenants with right of survivorship, by deed from Joseph Warren Connally, personal representative of the Estate of Albert Warren Nisley on behalf of the heirs at law of Albert Warren Nisely by warranty deed dated September 30, 2022, of record in Instrument No. 20221003-0108906, Register's Office for Davidson County, Tennessee.

This is improved property known as 317 Lynnwood Blvd., Nashville, Tennessee, 37205.

And now, I, the said GERALD G. PATTERSON, Trustee, for the express purpose of carrying out the intent of this conveyance in setting forth respective percentages of ownership among the parties, as

And now, I, the said GERALD G. PATTERSON, Trustee, for the express purpose of carrying out the intent of this conveyance in setting forth respective percentages of ownership among the parties, as above set out, do hereby quitclaim and convey unto CLAY M. WHITSON and JEANNETTE WHITSON, husband and wife, as to a seventy-five percent (75%) undivided interest, and to CLAY WHITSON, JR., unmarried, as to a twenty-five percent (25%) undivided interest, as joint tenants with right of survivorship, their heirs and assigns, in and to the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF, we have hereunto set our hand(s) on this the 23rd day of April, 2024.

CLAY M. WHITSON

JEANNETTE WHITSON

CLAY WHITSON, JR.

GERALD G. PATTERSON, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAY M. WHITSON and JEANNETTE WHITSON, 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, at Office, this 23rd day of April, 2024.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAY WHITSON, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of April, 2024.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD G. PATTERSON, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of April, 2024.

Notary Public

My Commission Expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/23/24 (date of document).

Affiant Signature

4/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY