QUITCLAIM DEED

Karen Johnson
Batch # 1153117
07/01/2024 02:19:50 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240701-0049536

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

William Earl Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Earl Patterson	**William Earl Patterson**	
(NAME)	(NAME)	**142-07-0-G-102.00CO**
220 Leonard Avenue	**220 Leonard Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM EARL PATTERSON, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WILLIAM EARL PATTERSON, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 of The Belle Glen Phase II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Instrument Number 20001211-0121937, and as first amended as Instrument Number 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitations to the By-Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set fourth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument Number 20001211-0121937, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Dorothy Patterson by Warranty Deed from Bonnie K. Smith, unmarried, of record in Instrument No. 20080421-0040080, Register's Office for Davidson County, Tenne ssee.

Dorothy Patterson having since died on or about March 26th, 2024. Her estate duly entered for probate in the Chancery Court for Dickson County, Tennessee, Probate Division, under PB No. 2024-PR-84. Dorothy Patterson's Last Will and Testament was admitted to Probate under Order Admitting Will To Probate, entered the 3rd day of June, 2024. Pursuant to Dorothy Patterson's Last Will and Testament, the above referenced property to was bequeathed to William Earl Patterson.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7241 Highway 70 South, Unit 102, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 27th day of June, 2024.

William Earl Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th day of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212