Karen Johnson Davidson County
Batch# 1169040 DEEDQC
08/14/2024 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061914

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Richard A. Shaffer, Jr., Trustee 200 Sanders Ferry Road, Apt 2312 Hendersonville, TN 37075	New Owner	071-07-0-114.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **ROY A. PATTERSON, SR. AND JUNE H. PATTERSON, TRUSTEES FOR THE ROY A. PATTERSON, SR. AND JUNE H. PATTERSON REVOCABLE LIVING TRUST,** ("Grantor") does hereby quitclaim and convey unto **RICHARD W. SHAFFER, JR., TRUSTEE FOR THE RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER IRREVOCABLE TRUST AS AMENDED AND RESTATED ON JUNE 20, 2018,** ("Grantees"), their heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled The Resubdivision of Lots 3 & 4 of the Resubdivision of Lots No. 72 and 43, J. B. Haynies Oriental Subd., of record in Plat Book 6200, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROY A. PATTERSON AND WIFE, JUNE H. PATTERSON, AS TENANTS BY THE ENTIRETY AND RICHARD W. SHAFFER, JR., TRUSTEE FOR THE RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER FAMILY TRUSTS OF MAY 5, 1994, AS TENANTS IN COMMON, by deed from BILLY F. STILL AND WIFE, JUNE J. STILL, of record in Book 10712, page 818, dated December 8, 1997, said Register's Office. ROY A. PATTERSON AND WIFE, JUNE H. PATTERSON conveyed their one-half undivided interest in said property to ROY A. PATTERSON, SR. AND JUNE H. PATTERSON, TRUSTEES, RESPECTIVELY AND THEIR SUCCESSORS IN TRUST, FOR THE BENEFIT OF ROY A. PATTERSON, SR. AND JUNE H. PATTERSON, TENANTS IN COMMON UNDER THE TERMS OF THE ROY A. PATTERSON, SR. AND JUNE H. PATTERSON REVOCABLE LIVING TRUST, by quitclaim deed of record in Instrument No. 20010921-0102551, dated September 21, 2001, said Register's Office.

This deed is being executed and recorded to correct the deed of record as Instrument No. 20181204-0118089, Register's Office for Davidson County, Tennessee.

This is improved property known as 215 A Prince Avenue, Nashville, TN 37027. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantors and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 8 day of August, 2024.

Grantor:
THE ROY A. PATTERSON, SR. AND JUNE H. PATTERSON REVOCABLE LIVING TRUST

By: Roy A Patterson, Sr.
Its: Trustee

By: June H. Patterson
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Roy A Patterson, Sr., Trustee and June H. Patterson, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **The Roy A. Patterson, Sr. and June H. Patterson Revocable Living Trust,** the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand, at office, this 8th day of August, 2024.

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 5-20-2028

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $ -0-.

Richard W Shaffer, Jr
AFFIANT

Subscribed and sworn to before me, this 8th day of August, 2024.

Notary Public

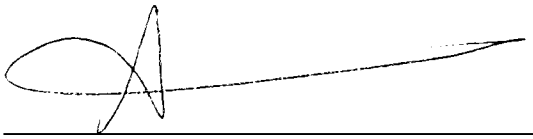
My Commission Expires: 5-20-2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202408140061914

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **8-13-2024**.



Affiant Signature — **8-13-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8-13-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal