Karen Johnson Davidson County
Batch# 1178027 DEEDQC
09/04/2024 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240904-0068180

*THIS INSTRUMENT PREPARED BY:*
***Yvette L. Meldrum, Attorney at Law***
**Mid-State Title & Escrow, Inc.**
*Royal Oaks Trade Center*
*128 Holiday Court, Suite 125*
*Franklin, TN 37067*
*(615) 790-3156*

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
**This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2024-1302**

*STATE OF TENNESSEE]*
*COUNTY OF WILLIAMSON]*

*The actual consideration or value, whichever is greater, for this transfer is $-0-.*

Jackie Franklin
*Affiant*

Sworn to and subscribed to before me this 3 day of Sept 2024.

*Notary Public*
*My commission expires:* 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

**Name and Address of New Owner:**
Robert T. Patrick
309 50th Ave N
Nashville, TN 37209

**Send Tax Bills To:**
Owner

**Street Address of Subject Property:**
309 50th Ave N
Nashville, TN, 37209

**Parcel ID:**
091-15-0-228.00

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rachel W. Patrick**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Robert T. Patrick,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Revised Map of D. E. Rutherford's Subdivision of Block 10 of Charlotte Pike Company's Addition to Nashville, of record in Plat Book 547, Page 164, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 60 feet on the westerly side of 50th Avenue North and runs back between parallel lines 155 feet to an alley in the rear.

Being the same property previously conveyed to Robert T Patrick by Warranty Deed from Carolyn H . Lummis, et al recorded on December 3, 2012 in Instrument No. 20121203-0111057 in the Register's Office of Davidson County, TN.

AND
By Contract to Give Deed dated 03/01/2016 and recorded on April 8, 2016 in Instrument No. 20160408-0033752, said Register's Office, Robert T Patrick contracted with Rachel Patrick Rogers and was finally satisfied by conveyance in Instrument No. 20240708-0050821, said Register's Office.
And
By Quitclaim Deed from Robert T. Patrick to Rachel W. Patrick, dated July 2, 2024, recorded July 8, 2024 in Instrument No. 20240708-0050821, Register's Office of Davidson County, Tennessee.

**WITNESS** my hand this 3rd day of September, 2024.

**Grantor- Rachel W. Patrick**

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**STATE OF TENNESSEE]**
**COUNTY OF W** Rutherford **]**

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

**WITNESS** my hand and seal at office, this 3rd day of September 2024.

**NOTARY PUBLIC**

**My commission expires:** 3/18/2028

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DANIELLE ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**True Copy Certification**

I, Yvette Meldrum, 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 Sept. 3, 2024.

Affiant Signature _____

Sept. 3, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of Sept. 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025