Karen Johnson
Batch # 1202295
11/06/2024 10:56:15 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241106-0086229

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

William Patton, Jr., Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER 2024.

Notary Public (AFFIX SEAL)
My Commission Expires: 1-26-2028

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Music City Legacy Trust	(NAME) Same	81-6-298.00
(ADDRESS) PO Box 42	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Whites Creek, TN 37189	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that William Patton, Jr, Trustee of the Music City Lands Trust for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto William Patton, Jr, Trustee, or his successors in interest, of the Music City Legacy Trust dated October 9, 2024, and any amendments thereto, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, being an unnumbered lot marked the Harriett Caluiss Wild Property on the Plan of the Nashville Trust Company's Subdivision of the Fannie Wild Property, as of record in Plan Book 3, Page 2, Chancery Court at Nashville.

Said part of Lot No. 16 fronts 102 feet on the Northerly side of Hydes Ferry Pike was widened, and runs back 140 feet, more or less, on the Westerly line and 150

feet, more or less, on the Easterly line, along the Westerly margin of 23rd Avenue, North, to the South line of Lot No. 10 measuring 100 feet thereon.

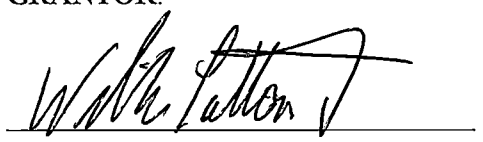
Being the same property conveyed to Idella M. Lawrence, being the same person as Idella M. Patton, Trustee of the Music City Lands Trust by Warranty Deed dated November 21, 2014, from Paul Kawinzi, of record by Instrument No. 20141126-0109219 in the Register's Office for Davidson County, Tennessee.

This improved property is known as: 2300 Clarksville Pike, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 9th day of October 2024.

GRANTOR:



William Patton, Jr., Trustee

{Notary signature on the following page}

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, William Patton, Jr., Trustee, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 9th day of October 2024.

NOTARY PUBLIC

My commission expires: 1-26-2028

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028