Karen Johnson
Batch # 1202295
11/06/2024 10:56:15 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241106-0086230

QUITCLAIM DEED

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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	MAP 081-15
(ADDRESS) PO Box 42	(ADDRESS) Same	Parcel 432.00
(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:

TRACT ONE:
LAND in Davidson County, Tennessee, Being part of Lot No. 44 on the Plan of George Sheilds First Addition to North Nashville, as of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 begins at a point in the Westerly margin of 18th Avenue North 29 feet 6 inches South of the Southwest corner of Heiman Street and 18th Avenue North running thence Southerly 44 feet to a point, thence in a westerly direction 90.4 feet, more

or less, to the Westerly margin of said Lot No. 44; thence in a Northerly direction 36 feet, thence Easterly 84.7 feet, more or less, to the point of beginning.

TRACT TWO:
LAND in Davidson County, Tennessee, being in the Northerly part of Lot No. 44 on the Plan of George Shields First Addition to North Nashville, as of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 is described as follows: Beginning at the Northeast corner of said Lot No. 44; thence Southerly with the west margin of 18th Avenue North, 29.6 feet to a point; thence in a Southwesterly direction 84.7 feet more or less to a point in the Westerly line of said Lot No. 44, which point is 43 feet from the Northwest corner of said lot; thence in the Northerly direction with the West line of said Lot No. 44, 43 feet to the Northwest corner of said Lot No. 44; thence with the Northerly line of Lot No. 44, 77.8 feet to the point of beginning.

Being the same property conveyed to Idella Marie Patton by Warranty Deed dated August 29, 2006, from Norman H. Cordice, III an unmarried man of record by Instrument No. 20060901-0108384 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Idella Marie Patton as Trustee of the Music City Land Trust by Quitclaim Deed dated December 29, 2016, from Idella M. Patton, an unmarried woman, of record by Instrument No. 20180207-0012203 in the Register's Office for Davidson County, Tennessee.

This improved property is known as 1209 Dr. DB Todd Jr. Blvd., Nashville, TN 37203.

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