Karen Johnson Davidson County
Batch # 1202295 DEEDQC
11/06/2024 10:56:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086232

QUITCLAIM DEED

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

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

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	039000
(ADDRESS) PO Box 42	(ADDRESS) Same	225.00
(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:

Being Tract No. 3 of Carney acres situated in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Elebert F Luther, Jr., dated April of 1975.

Said Tract No. 3 begins at a point in the center of Stenburg Road, said point being the common front corners of the Leonard L. Carney property and the property herein conveyed; thence north 54 degrees 0' east along the center of Stenburg Road a distance of 155.0 feet to a point; thence north 36 degrees 00' west a distance of 792.5 feet to an iron pin; thence south 80 degrees 0' west a distance of

167.5 feet to an iron pin, said point being the common rear corners of the Leonard L Carney property and the property herein conveyed; and thence south 36 degrees 00' east along the easterly margin of the Leonard L Carney property a distance of 869.5 feet to a point of beginning and containing 3.0 acres more or less.

Being the same property conveyed to William Patton Jr., from Glenn Harvey Doyle, Jr., by Warranty Deed dated May 30, 2019, and recorded on June 7, 2019, of record in Instrument No. 20190607-0054508 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Patton Jr. as Trustee of the Music City Land Trust from William Patton, an unmarried man, by Quitclaim Deed dated September 17, 2021, and recorded on September 17, 2021, at 10:49 a.m. in Instrument No. 20210917-0125178 in the Register's Office of Davidson County, Tennessee.

This improved property is known as 4320 Stenberg Road, Whites Creek, TN 37189.

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