Karen Johnson Davidson County
Batch# 1240308 DEEDQC
02/24/2025 02:47:30 PM 20 pgs
Fees: $102.00 Taxes: $0.00
20250224-0013597

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sam Patterson
871 Carter Street
Nashville, TN 37206

SEND TAX BILLS TO:

SAME

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 20 day of February, 2025, between **Tammie Patterson** ("Grantor"), and **Sam Davis Patterson** ("Grantee"),

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS AND MAP & PARCEL NUMBERS

Teresa Morgan was issued Letters of Conservatorship over the person and property of Tammie Patterson by the Seventh Circuit Court of Davidson County,Tennessee, Case No. 03P147 on October 5, 2021 (See Exhibit B), and by *Order to Approve Contract for Sale of Interest in Real Property,* signed by Judge Andra Hedrick on February 7, 2025, Teresa Morgan is authorized to execute any and all closing documents to effectuate the conveyance of the subject property to the Sam Patterson, also known as Sam Davis Patterson. Said Order is of record in Instrument No. 20250213-0011132, Register's Office for Davidson County, Tennessee.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Teresa Morgan (L.S.)
Tammie Patterson, by Teresa Morgan, Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Teresa Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Conservator for Tammie Patterson, the within named bargainor, and that as such Conservator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Bargainor as Conservator. Teresa Morgan was authorized to execute this Quitclaim Deed pursuant to an Order entered by the Seventh Circuit Court for Davidson County, Tennessee of record in Instrument No. 20250213-0011132, Register's Office for Davidson County, Tennessee.

Witness my hand and seal, at office in Davidson County, Tennessee, this 20th day of February, 2025.

Crystal Marcrum-Potter
Notary Public
My Commission Expires: July 7, 2027

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 20th day of February, 2025.

Crystal Marcrum-Potter
Notary Public
My commission expires: July 7, 2027

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

EXHIBIT "A"

Tract 1: 870 Carter Street, Nashville, TN 37206

Map & Parcel: 082 04 0 231.00

Being Lot No. 25 on the Map of Carter Lane Place of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan Reference is made for a more complete description.

Said Lot No. 25 fronts 50 feet on the southerly side of Carter Street and runs back between lines 132.3 feet on the easterly line and 132.8 feet on the westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to James A. Patterson from Irene A. Patterson as part of a marital settlement by Warranty Deed on December 2, 1976 of record in Book 5174, Page 956, said Register's Office.

That James A. Patterson did marry Cathey Patterson (a/k/a Kathey Patterson), and divorced her in 1988. Cathey Patterson conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson.

Tract 2: 873 Carter Street, Nashville, TN 37206

Map & Parcel: 082 04 0 224.00

Being Lot No. 93 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County. Said Lot No. 93 fronts 50 feet on the northerly side of Carter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Patterson, a single person, by Warranty Deed from Horace M. Norman, Jr., executed on July 7, 1999, of record in Book 11565, Page 120, Register's Office for Davidson County, Tennessee.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 3: 876 Apex Street, Nashville, TN 37206

Map & Parcel: 082 04 0 233.00

Being the northerly 45 feet of the southerly 90 feet of Lots Nos. 26 and 27, on the Map of Carter Lane Place, as of record in Book 547, page 105, Register's Office for said Davidson County, Tennessee.

Said part of Lots Nos. 26 and 27 fronts 45 feet on the westerly side of Apex, formerly Nathan Street, and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson by Warranty Deed from David Patterson and wife, Elizabeth R. Patterson executed on March 8, 1978 of record in Book 5408, Page 26, Register's Office Davidson County, Tennessee.

Being the same property conveyed to James A. Patterson by Cathey Patterson (being one and the same person ask Kathy Patterson) by Quitclaim Deed executed on December 12, 1989, of record in Book 7751, Page 162, Register's Office for Davidson County, Tennessee.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 4: 881 Granada Ave., Nashville, TN 37206

Map & Parcel: 082 04 0 256.00

BEING Lot No. 9, on the Plan of Carter Lane Place, of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Patterson by Warranty Deed from Steven P. Jeffords, on May 23, 2001, of record in Instrument No. 20010611-0060986, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 5: 882 Carter Street, Nashville, TN 37206

Map & Parcel: 082 04 0 238.00

Being Lot No. 31 on the Map of Carter Lane Place, as of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the southerly side of Carter Street and runs back 129.4 feet on the westerly line and 128.9 feet on the easterly line to a back line measuring 50 feet.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson, by deed from William R. Terry, Sr., et al, of record in Book 6359, Page 935, Register's Office for said County.

Cathey Patterson (a/k/a Kathey Patterson) conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson pursuant to a Marital Dissolution Agreement, by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 6: 883 Granada Ave., Nashville, TN 37206

Map & Parcel: 082 04 0 255.00

BEING Lot No. 8, on the Plan of Carter Lane Place, of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Patterson by Warranty Deed from Steven P. Jeffords, on May 23, 2001, of record in Instrument No. 20010611-0060986, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 7: 884 Carter Street, Nashville, TN 37206

Map & Parcel: 082 04 0 239.00

Being Lot No. 32 on the Plan of Carter Lane Place, which appears of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the south side of Carter Avenue, and runs back 128.3 feet on the East line and 128.9 feet on the West line to a dead line which shows 50 feet.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson, by deed from Ben Tarver Hagan and Nannette Hagan Fizette, of record in Book 5855, Page 321, Register's Office for said County.

Cathey Patterson (a/k/a Kathey Patterson) conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson pursuant to a Marital Dissolution Agreement, by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 8 & 9: 895 Carter Street, Nashville, TN 37206

Map & Parcel: 082 04 0 215.00 (895 Carter) and 082 04 0 216.00 (891 Carter)

Being the easterly half of Lot No. 101 and all of Lots Nos. 102 and 103, on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 101 and all of Lots Nos. 102 and 103, front together 125 feet on the northerly side of Carter Avenue and extend back between parallel lines with the westerly margin of an alley, 150 feet to the southerly margin of an alley in the rear.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson, on July 18, 1985, by deed from Arnette Elmer Butts, unmarried, of record in Book 6914, Page 186, Register's Office for said County.

Cathey Patterson (a/k/a Kathey Patterson) conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson pursuant to a Marital Dissolution Agreement, by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office

for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tracts 10, 11, & 12: 1112, 1112A, and 1114 McFerrin Avenue, Nashville, TN 37206

Map & Parcel: 082 04 0 214.00 (1112 McFerrin), 082 04 0 212.00 (1112A McFerrin), and 082 04 0 211 (1114 McFerrin)

Land in Davidson County, Tennessee, being Lots Nos. 10, 11, 12, and 13 on the Plan of Thornby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 10, 11, and 12 front 50 feet each on the westerly side of McFerrin Avenue and extend back between parallel lines 145 feet to an alley.

Said Lot No. 13 fronts 53.5 feet on the westerly side of McFerrin Avenue and runs back between parallel lines, with the northerly margin of Carter Avenue 145 feet to an alley.

Excluded from the above property is that portion of the subject premises conveyed to the State of Tennessee, by deeds from Lavennia Gurley and husband, of record in Book 4080, Page 401, from Sammy C. Gooch and wife, of record in Book 4074, Page 806, and from Harris A. Gilbert, Trustee, of record in Book 4083, Page 362, Register's Office for Davidson County, Tennessee.

Said property was conveyed to James A. Patterson and wife, Kathy Patterson, by Warranty Deed from Harris A. Gilbert, Trustee for Pauline Gilbert Bader, Charles Gilbert, Jr. and Harris A. Gilbert, on March 26, 1986, of record in Book 6817, Page 571, said Register's Office.

Being part of the same property conveyed to James A. Patterson by Quitclaim Deed from Cathey Patterson (being one and same person as Kathy Patterson) on December 12, 1989 of record in Book 7751, Book 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 13: 871 Carter St., Nashville, TN 37206

Map & Parcel: 082 04 0 225.00

Being Lot No. 92 on Map of Thornby Place of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 50 feet on the northerly side of Carter Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson, by deed from Bobby Wallace Gidcomb and wife, Linda M. Gidcomb on July 21, 1978, of record in Book 5322, Page 627, said Register's Office.

Cathey Patterson (a/k/a Kathey Patterson) conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson pursuant to a Marital Dissolution Agreement, by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 14: 885 Granada Ave., Nashville, TN 37206

Map & Parcel: 082 04 0 254.00

BEING Lot No. 7, on the Map of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James Patterson, unmarried by Warranty Deed from E. Mark Turner on May 15, 2007, of record in Instrument No. 20070523-0061534, Register's Office for Davidson County, Tennessee.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 15: 887 Granada Ave., Nashville, TN 37206

Map & Parcel: 082 04 0 253.00

Being Lot No. 6 on the Map of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference s made for a more complete description.

BEING the property that was conveyed to James A. Patterson and wife, Cathey Patterson, by Warranty Deed from Estate of Nellie E. Jones, conservatorship on February 17, 1988 of record in Book 7470, Page 979, said Register's Office.

Cathey Patterson conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tracts 16 & 17: 867 & "0" Carter St., Nashville, TN 37206

Map & Parcel: 082 04 0 227.00 (867 Carter St.) & 082 04 0 413.00 ("0" Carter St.)

Beings Lot Nos. 89, 90 and the westerly 12 feet of lot No. 91 on the map of Thornby Place, as of record in book 332, page 3, Register's Office for said County.

Said Lot Nos. 89, 90 and part of lot No 91 front together 246 feet on the northerly side of Carter Avenue or Street and run back 150 feet on the easterly line and 153 feet, more or less, on the westerly line, with the easterly margin of the right-of-way of the L. & N. Railroad to an alley, measuring 185 feet thereon.

Being the same property conveyed to Sam Davis Patterson and wife, Martha Patterson, from Ernest Tap Piper and wife, Elsie M. Piper, by Warranty Deed, on March 2, 1962, as of record in Book 3344, page 525, Register's Office of Davidson County.

That Sam Davis Patterson and wife, Martha Patterson, having both died intestate on November 16, 1975 and September 16, 1977, respectively, were survived by the following children and their heirs at law: Mary Lee Organ, Peggy Joan Johnson, Franklin Delano Patterson, David Patterson, Ann Watrous and that children Willie J. Patterson and Thomas Lee Patterson died subsequently with no living children known surviving them, and that another child Eleanor R. McGrady, died April 2, 1990, intestate, survived by children, Robert Meadows and Candie McGrady, all living children and grandchildren being over the age of 18. James Allen Patterson also being one of the surviving children of Sam Davis Patterson and Martha Patterson.

That Peggy Joan Johnson conveyed her interest in said real property to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000624, Register's Office for Davidson County, Tennessee.

That Franklin Delano Patterson conveyed his interest in said real property to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000620, Register's Office for Davidson County, Tennessee.

That David Patterson conveyed his interest in said real property to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000623, Register's Office for Davidson County, Tennessee.

That Ann Watrous conveyed her interest in said real property to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000625, Register's Office for Davidson County, Tennessee.

That Candee McGrady (a/k/a Candie McGrady) conveyed her interest in said real property to James A. Patterson by Quitclaim Deed on September 29, 2010 of record in Instrument No. 20110103-0000622, Register's Office for Davidson County, Tennessee.

That Robert Meadows conveyed his interest in said real property to James A. Patterson by Quitclaim Deed on August 10, 2010 of record in Instrument No. 20110103-0000621, Register's Office for Davidson County, Tennessee.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavit of Heirship that describe the vesting of this subject property, of record in Instrument No. 20250210-0009948, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson. James A. Patterson was also known as James Allen Patterson.

Tract 18: 875 Granada Ave., Nashville, TN 37206

Map & Parcel: 082 04 0 259.00

BEING Lot No. 12, on the Plan of Carter Lane Place, of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed from Resource^2 Inc., by Warranty Deed to James A. Patterson, unmarried, on July 27, 1995, of record in Book 9760, Page 432, Register's Office for Davidson County, Tennessee.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Tract 19: 874 Apex St., Nashville, TN 37206

Map & Parcel: 082 04 0 234.00

BEING the southerly 45 feet of Lots Nos. 26 and 27 on the Plan of Carter Lane Place, of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SAID parts of Lots Nos. 26 and 27 front together 45 feet on the westerly side of Apex, formerly Nathyan, Street, and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to James A. Patterson, unmarried, by Warranty Deed from Resourse^2 Inc., of record in Book 9788, Page 932, Register's Office for Davidson County, Tennessee.

James A. Patterson died intestate on or about November 16, 2010 with survived by three children: Tammie Patterson, Sam Patterson and James W. Patterson. There are two (2) Affidavits of Heirship that describe the vesting

of this subject property, of record in Instrument No. 20231116-0089494 and 20250210-0009949, Register's Office for Davidson County, Tennessee. Sam Patterson is one and the same as Sam Davis Patterson. James W. Patterson is one and the same as James Walter Patterson. Tammie Patterson is also known as Tammy Patterson. James A. Patterson is also known as James Patterson.

Exhibit "B"

Letters of Conservatorship for Tammie Patterson
Docket No. 03P147

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

LETTERS OF SUCCESSOR CONSERVATORSHIP

Estate of TAMMY PATTERSON DOCKET NO: **03P147**

TO: **Teresa Morgan**

IT APPEARING to the Court that **Tammy Patterson** continues to be in need of the appointment of a Fiduciary to manage his/her affairs and you having qualified according to law, and the Court having appointed you as Conservator(s) and ordered that Letters issue in accordance with T.C.A. §34-1-129;

THEREFORE, you, **Teresa Morgan**, are vested with the authority to manage the Respondent's affairs in accordance with the enumerated powers incorporated in the attached Court Order entered and dated 10/05/2021. In accordance with your appointment as Conservator(s), you are required, unless waived by Court Order, to submit an Inventory within sixty (60) days of your appointment and file an Interim Accounting within thirty (30) days after the six (6) month anniversary of your appointment. Thereafter, you are required to file Annual Accountings within sixty (60) days after each anniversary. In addition, every year following your appointment, you are required to file an Annual Status Report with the Clerk of the Court so long as the case remains open informing the Court of the whereabouts and condition of the Respondent. Further, you should adhere to the Property Management Plan approved and adopted by the Court and make the necessary increases to the Bond as required; and at the proper time, make and prepare a Final Settlement of Accounts in this matter. HEREIN FAIL NOT.

WITNESS, RICHARD R. ROOKER, Clerk of the Probate Court, at office, this 5th day of October, 2021.

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the *Letters of Successor Conservatorship* issued to **Teresa Morgan** in this matter, and I do further certify that this person(s) is still acting as the Court-appointed Fiduciary in this matter and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this 5th day of October, 2021.

RICHARD R. ROOKER, Clerk

_____ D.C.

COPY

EFILED 10/05/21 11:03 AM CASE NO. 03P147 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT
STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY
(PROBATE DIVISION)

IN RE:	
CONSERVATORSHIP OF TAMMY PATTERSON	**DOCKET # 03P147**

ORDER TO APPOINT SUCCESSOR CONSERVATOR

This matter was set to be heard on the 21st day of September 2021, before the Honorable Judge Randy Kennedy, Judge of the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, to discuss the Report of the Office of Conservatorship Management (hereinafter "OCM") filed on July 1, 2021 and the Report of the Guardian *ad litem* filed on September 1, 2021. Present in court were the following: Amy Willoughby Bryant, Director for the OCM; Meredith Silva, Esq., Guardian *ad litem* (hereinafter "GAL"); Teresa Morgan (hereinafter "Ms. Morgan"), the proposed conservator; and Andrew D. McClanahan, Assistant Metropolitan Attorney.

Now, based on the Report of the OCM, the Report of the Guardian *ad litem*, and, and the record as a whole, the court finds as follows:

1. Respondent, Ms. Tammy Patterson, requires a fit and proper person to serve as Conservator over her person and property. Pursuant to the provisions of Tenn. Code Ann. § 34-1-126, this Court finds by clear and convincing evidence that Respondent continues to have the disabilities listed in the sworn physician's report previously admitted into evidence, is disabled as defined by Tenn. Code Ann. § 34-1-101, and that Respondent is in need of assistance from this Court. This appointment is medically necessary and the least restrictive means to protect the health and safety of Respondent;
2. It is in the best interest of Respondent for a successor conservator to be appointed, as Leanne Boyce, the Respondent's friend and conservator, is deceased;

COPY

3. The conservatorship was previously a limited conservatorship only over Ms. Patterson's person, however, the conservatorship shall be expanded to manage her person and property as well;
4. Based on the Report of the GAL, Ms. Patterson only receives Social Security benefits and has no other income or real property;
5. Teresa Morgan, Esq. was appointed by the Court to serve as the conservator over the person and property of the Respondent;
6. Ms. Morgan is a member of the Independent Conservatorship Panel. She informed the GAL and the Court she is willing to serve as successor conservator for Respondent; AND
7. Ms. Morgan is the fit and proper person to be named successor conservator of the person and property for Respondent.
8. There is good cause to seal the Respondent's case based on the factors established by the Tennessee Supreme Court in Ballard v. Herzke, 924 S.W.2d (Tenne. 1996) to prevent harm to the Respondent.

It is, therefore, **ORDERED, ADJUDGED, and DECREED** that:

1. Based on clear and convincing evidence, it is in the manifest best interest of the Respondent that a successor conservator be appointed over the Respondent's person and property;
2. Leanne Boyce, the Respondent's friend and previous conservator, is hereby relieved of her duties as limited conservator of Respondent's person;
3. It is in the manifest best interest of Respondent that Teresa Morgan, Esq. be appointed to serve as successor conservator of Respondent's person and property. All rights of the Respondent, as enumerated herein, shall be and are transferred to Ms. Morgan, as successor conservator of the Respondent's person and property. The Clerk shall issue letters of conservatorship in conformity with this Order;
4. Any previous powers of attorney or co-ownership or management of bank accounts, if any, granted by Respondent or Ms. Boyce are hereby revoked;
5. The following powers and authority described below shall be and are vested exclusively in Teresa Morgan, Esq., pursuant to Tenn. Code Ann. § 34-3-107(2) as follows:

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a. The right to give, withhold, or withdraw consent and make other informed decisions relative to medical and mental examinations and treatment;
b. The right to end of life decisions, including but not limited to,
    i. The right to consent, withhold, or withdraw consent for the entry of a "Do Not Resuscitate" Oder or the application of any heroic measures or medical procedures intended solely to sustain life and other medications; and
    ii. The right to consent or withhold consent concerning the withholding or withdrawal of artificially provided food, water, or other nourishment or fluids;
c. The right to make decisions and financial arrangements necessary for the disposition of the Respondent's bodily remains, as may be necessary for the Respondent's care and benefit;
d. The right to consent to admission to hospitalization, and to be discharged or transferred to a residential setting, group home, or other facility for additional care and treatment;
e. The right to consent to participate in activities and therapies which are reasonable and necessary for the habitation of the Respondent;
f. The right to consent or withhold consent to any residential or custodial placement;
g. The power to give, receive, release, or authorize disclosures of confidential information;
h. The right to apply for benefits, public and private, for which the person with a disability may be eligible;
i. The right to dispose of personal and real property subject to statutory and judicial constraints, including the express authority to access, control, and remove the contents of any safe deposit box;
j. The right to determine whether or not the respondent may utilize a Tennessee driver license for the purpose of driving;
k. The right to make purchases;
l. The right to enter contractual relationships;

m. The right to execute instruments of legal significance;
n. The right to pay the Respondent's bills and protect and invest the Respondent's income and assets;
o. The right to prosecute and defend lawsuits;
p. The right to execute, on behalf of the Respondent, any and all documents to carry out the authority vested above; AND
q. The right to communication, visitation, or interaction with other persons, including the right to receive visitors, telephone calls, or personal mail.

6. As part of the rights and powers listed above, Ms. Morgan is hereby vested with the power to access, control, freeze; and manage any finances, public or private benefits, Veteran's Affairs income, Social Security income, Medicare and Medicaid of Respondent, and that any financial institution or benefit provider shall allow Ms. Morgan access to said information;
7. An annual status report shall be made to this court concerning Respondent in accordance with the statute;
8. Ms. Morgan may appear and take up the defense of any action he wishes on behalf of Respondent;
9. Inventory and property management plan shall be provided to the Court within sixty (60) days of appointment. Annual accountings are reserved pending further orders of the Court;
10. Bond is reserved pending further orders of the Court;
11. The GAL shall file her affidavit and fee order separately.
12. Any court costs related to this matter shall be taxed to Respondent.

It is, further, **ORDERED, ADJUDGED, and DECREED** that all filings, including all exhibits and other attachments thereto, shall be under seal the clerk shall redact any information regarding the express address of the respondent and place this entire file under seal.

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IT IS SO ORDERED.

ENTERED ON THIS 5th DAY OF October, 2021.

HON. RANDY KENNEDY, JUDGE
SEVENTH CIRCUIT COURT

SUBMITTED FOR APPROVAL AND ENTRY BY:

THE OFFICE OF CONSERVATORSHIP MANAGEMENT
METROPOLITAN GOVERNMENT
NASHVILLE & DAVIDSON COUNTY

Director

Amy Willoughby Bryant, #026666
Historic Metro Court House
1 Public Square, Ste. 601
Nashville, TN 37201
(615) 880-3355

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CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was forwarded via U.S. Mail, postage prepaid, or sent to counsel via electronic mail in PDF format in which language was included in the subject line designated to alert the recipient to service under Rule 5.02 T.R.C.P. to:

Respondent
Tammy Patterson
Address Under Seal

Proposed Conservator
Teresa Morgan
Brazil Clark, PLLC
2901 Dobbs Ave.
Nashville, TN 37211

Service Provider
Stephanie Kitti
BGC, Inc.
1221 S. Hartmann Dr.
Lebanon, TN 37090

Guardian ad Litem
Meredith Silva
PO Box 160716
Nashville, TN 37216

Assistant Metropolitan Attorney
Andrew D, McClanahan
Metropolitan Department of Law
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, Tennessee 37219-6300

On this the 24th day of September 2021.

Amy Willoughby Bryant

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 February 20, 2025.

February 24, 2025

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 24 day of February, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026