Karen Johnson Davidson County
Batch# 1240308 DEEDQC
02/24/2025 02:47:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20250224-0013598

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 **James Walter 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

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 his hand and seal the day and year first above written.

James W. Patterson (L.S.)
James Walter Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James Walter Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 20 day of February, 2025.

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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. 202502240013597, Said Register's Office.

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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. __202502240013597_____, Said Register's Office.

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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. __202502240013597_____, Said Register's Office.

Tract 4: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. 202502240013597, Said Register's Office.

Tract 5: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. ____202502240013597_____, Said Register's Office.

Tract 6 & 7: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. ____202502240013597_____, Said Register's Office.

Tracts 8, 9, & 10: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. __202502240013597_____, Said Register's Office.

Tract 11: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. ____202502240013597_____, Said Register's Office.

Tract 12: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. __202502240013597_____, Said Register's Office.

Tract 13: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. _____202502240013597_____, Said Register's Office.

Tracts 14 & 15: 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. _____202502240013597_____, Said Register's Office.

Tract 16: 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 Resource² 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. _____202502240013597_____, Said Register's Office.

Tract 17: 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 Resourse² 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.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 of record in Instrument No. ____202502240013597_____, Said Register's Office.

TRUE COPY CERTIFICATION

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

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

State of Tennessee)
County of Davidson)

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

Notary Public: _____

My Commission Expires: 7.6.26