Karen Johnson Davidson County
Batch# 1240308 DEEDQC
02/24/2025 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250224-0013599

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 **Sam Davis Patterson** ("Grantor"), and **James Walter 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.

_____ (L.S.)
Sam Davis Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sam Davis 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 ____ day of February, 2025.

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

Notary Public
My Commission Expires: 5/9/26

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.

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

Notary Public
My commission expires: July 7, 2027

EXHIBIT "A"

Tract 1: 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.

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: 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.

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

JESSICALYN 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