Karen Johnson Davidson County
Batch# 1242369 DEEDQC
03/03/2025 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250303-0015384

QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Rose Rivard Affiant *Subscribed and sworn before me this 2nd day of March, 2025.* Teresa Morgan Notary Public My commission expires: 7/1/2027 (Affix Seal)

TERESA M. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2027

THIS INSTRUMENT PREPARED BY
Teresa M. Morgan, Attorney, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sam Davis Patterson 871 Carter St. Nashville, TN 37206	Sam Davis Patterson 871 Carter St. Nashville, TN 37206	082-04-0-413.00 082-04-0-227.00

THIS INDENTURE made and entered into on this 2nd day of March, 2025, between **ROSE RIVARD** ("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:

Being 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 lots Nos. 89, 90 and part of 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.

1. The Property was conveyed to Sam Davis Patterson and wife, Martha ("Mattie") 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. James A. Patterson died intestate on November 16, 2010.

10. Therefore, 6/7 of the interest in the Property is vested in the heirs at law of James A. Patterson by operation of Tenn. Code Ann. §§31-2-103, 31-2-104 and 31-2-106. James A. Patterson's heirs at law are James W. Patterson, Sam Patterson, and Tammie Patterson.

11. The remaining 1/7 interest in the Property is vested in the heirs at law of Mary Lee Organ.

12. Mary Lee Organ died intestate in Hendersonville, Tennessee. She was survived by her children Maurice Gidcomb, Hugh Organ, Rose Mary Rivard, ROSE RIVARD and Deborah Stewart. She was also survived by the child of her son, Bobby Gidcomb, Sr., who had predeceased Mary Lee Organ, Tabitha Gidcomb. Bobby Gidcomb, Sr. died testate and his Last Will and Testament was admitted to probate in the Probate Court of Rutherford County in April of 2018. The sole beneficiary and residuary beneficiary Bobby Gidcomb, Sr.'s Last Will and Testament was Tabitha Gidcomb.

13. Maurice Gidcomb died intestate in August of 2022. His children, Jason Gidcomb and Samara Gidcomb, survived him.

This is unimproved property known as "0" Carter St, Nashville, TN 37206 and 867 Carter St. Nashville, TN 37206.

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. GRANTOR'S EXPRESS INTENT IS TO CONVEY ANY AND ALL REAL AND PERSONAL PROPERTY ASSOCIATED WITH THE PROPERTIES KNOWN AS "0" CARTER ST, NASHVILLE, TN 37206 AND 867 CARTER ST., NASHVILLE, TN 37206 (MAP/PARCEL NOS. 082-04-0-413.00 & 082-04-0-227.00)

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

Rose Rivard

ROSE RIVARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **ROSE RIVARD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she/he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 2nd day of March, 2025.

TERESA M. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Teresa Morgan

Notary Public
My Commission Expires: 7/7/2027

TRUE COPY CERTIFICATION

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

I, **TERESA MORGAN**, Tennessee BPR No. 033448, 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 March 2, 2025.

Teresa Morgan 3/2/2025

TERESA MORGAN **DATE**

PO BOX 60711
NASHVILLE, TN 37206
Phone: (615) 975-9174
Fax: (615) 577-3649
Email: teresa@morganlawgroup.us

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on: March 2, 2025.

Crystal Marcrum-Potter

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