AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 233671

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1253349 DEEDQC
03/28/2025 10:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250328-0023335

Tax ID No.: 175 02 0B 195.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 25th day of March, 2025 by and between **Tylik Patterson, an unmarried man,** residing at 217 Wesson Dr, Clarkville, TN 37043, **and Krishauna Patterson, an unmarried woman,** residing at 4147 Saddlecreek Way, Antioch, TN 37013, **who acquired title as husband and wife**, hereinafter referred to as Grantor(s) and **Tylik Patterson, an unmarried man,** residing at 217 Wesson Dr, Clarkville, TN 37043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4147 Saddlecreek Way, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tylik Patterson

Tylik Patterson

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tylik Patterson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 217 Wesson Dr. Clarksville, TN 37043, this 20th day of March, 2025.

Tristha Lee Baird

Notary Public

My Commission expires: 08/13/2025

TRISTHA LEE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

K. Patterson
Krishauna Patterson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Krishauna Patterson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 28th day of March, 2025.

Kandice Eubanks
Notary Public

My Commission expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

Land in the First Civil District of Davidson County, Tennessee being all of Unit No. 5806, on the plan of Old Hickory Commons, Section Two and Section Three, according to plat and survey appearing of record in Instrument No. 20081117-0113467, and further amended in Instrument No. 20130322-0028759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property as conveyed from Opendoor Property Trust I to Tylik Patterson and Krishauna Patterson, husband and wife as set forth in Deed Instrument #20210210-0019031 dated 02/01/2021, recorded 01/10/2021, DAVIDSON County, TENNESSEE.

Tax ID Number: 175 02 0B 195.00

Property commonly known as: 4147 Saddlecreek Way, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Brian Grafton, 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 3-20-2025 (date of document).

Brian Grafton

Affiant Signature

3-28-2025

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28 day of March, 2025.

Shannon Taylor

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL