Karen Johnson
Batch # 1271776
05/12/2025 10 56 10 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250512-0037142

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed*	STATE OF TENNES COUNTY OF DAVI The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 9 day of May, 2025. Notary Public My Commission Expires: 5/8/2028 RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Melanie K. Pate 80 Jay Street Nashville, TN 37210	New Owner	Map and Parcel No.: 119-060-175.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Melanie K. Pate, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Melanie K. Pate, unmarried**, her heirs and assigns, all of her interest in the following land:

BEING LOT NO. 9 ON THE MAP OF STERLING HEIGHTS, SECTION 2, OF RECORD IN BOOK 1424, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF JAY STREET AT THE CORNER OF LOTS NOS. 9 AND 10; THENCE WITH THE LINE BETWEEN LOTS NOS. 9 AND 10, NORTHERLY 160 FEET TO A POINT; THENCE WESTERLY 76.72 FEET TO THE EAST MARGIN OF BOONE DRIVE; THENCE WITH THE LINE OF THE SAME, SOUTHERLY 140.22 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHEASTERLY 31.2 FEET TO THE NORTH MARGIN OF JAY STREET; THENCE WITH THE MARGIN OF THE SAME EASTERLY 55.14 FEET TO THE BEGINNING.

Being the same property conveyed to David H. Pate, unmarried by Warranty Deed from Clyde Powers, Jr. and E.W. Wilkerson, dated June 27, 1979 and recorded on June 28, 1979 in Book: 5456 Page: 949, in the Register's Office of Davidson County, Tennessee.

David H. Pate having died on June 6th, 2006 in Davidson County, Tennessee. Melanie K. Pate being the sole heir of David H. Pate as evidenced by Affidavits of Heirship recorded in Instrument No. _____ and Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **80 Jay Street, Nashville, TN 37210.**

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2025.

Melanie K. Pate

Melanie K. Pate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melanie K. Pate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9 day of May, 2025.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028