Karen Johnson Davidson County
Batch# 1280730 DEEDQC
06/03/2025 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250603-0043398

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donati Development, LLC & 37206 Patterson Project, LLC 645 Division St., Unit 208 Nashville, TN 37203	SAME	082 04 0 413.00 082 04 0 227.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 30th day of May, 2025, between **James Walter Patterson,** a resident of Davidson County, Tennessee ("Grantor"), and **Donati Development, LLC, a Tennessee limited liability company,** and **37206 Patterson Project, LLC, a Tennessee limited liability company** (collectively "Grantee"),

W I T N E 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 lots 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 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 James Walter 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 James Walter 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 James Walter 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.

James Walter Patterson conveyed his one-third (1/3) interest in the same property to Sam Davis Patterson on February 20, 2025 by Quitclaim Deed of record in Instrument No. 20250224-0013598, said Register's Office.

Sam Davis Patterson conveyed his interest in the property to James Walter Patterson by quitclaim deed of record in 20250515-0038435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement of record in book 2096, page 423, said Register's Office.

This is improved property known as: **0 Carter Street and 867 Carter Street, 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.

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

_____(L.S.)
James Walter Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Davidson County, Tennessee, this 30th day of May, 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 30th day of May, 2025.

Notary Public
My commission expires: 5/9/26

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

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 May 30, 2025

June 3, 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 3 day of June, 2025.

Notary Public:

My Commission Expires: 7.6.26