Karen Johnson Davidson County
Batch# 1280733 DEEDQC
06/03/2025 09:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250603-0043403

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	082-04-0-231

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 Lot No. 25 on the Map of Carter Lane Place of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan Reference is made for a more complete description. Said Lot No. 25 fronts 50 feet on the southerly side of Carter Street and runs back between lines 132.3 feet on the easterly line and 132.8 feet on the westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to James A. Patterson from Irene A. Patterson as part of a marital settlement by Warranty Deed on December 2, 1976 of record in Book 5174, Page 956, said Register's Office.

That James A. Patterson did marry Cathey Patterson (a/k/a Kathey Patterson), and divorced her in 1988. Cathey Patterson conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, 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.

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 20250515-0038436, Register's Office for Davidson County, Tennessee.

This is improved property known as: **870 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.

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 30th day of May, 2025.

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

_____
Notary Public
My commission expires: 5/9/26

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