THIS INSTRUMENT PREPARED BY.
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Karen Johnson Davidson County
Batch# 1285105 DEEDQC
06/17/2025 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250617-0047300

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: 9-5-2028

SUBSCRIBED AND SWORN to before me, this the 16th day of June, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Fat Dog Living Trust **2081 Elk Springs Drive** **Hermitage, Tennessee 37076**	**Fat Dog Living Trust** **2081 Elk Springs Drive** **Hermitage, Tennessee 37076**	**086-13-0A-239.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chadwich Edward Borden and Daryl Tyrone Patton, a married couple** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Fat Dog Living Trust dated June 16, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 239 on the Final Subdivision of Magnolia Farms, Phase 3, Section 2, of record in Instrument No. 20210930-0131892, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Chadwick Edward Borden and Daryl Tyrone Patton, a married couple, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, of record at Instrument number 20230130-0006943, in the Register's Office for Davidson County, Tennessee, dated January 27, 2023.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2081 Elk Springs Drive, Hermitage, Tennessee 37076**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of June, 2025.

GRANTORS:

Chadwick Edward Borden

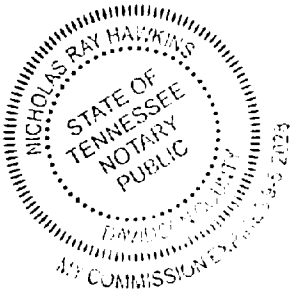
Daryl Tyrone Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of June, 2025, before me personally appeared Chadwick Edward Borden and Daryl Tyrone Patton to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 16th day of June, 2025.

Notary Public
My commission expires: 11/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheny, 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 June 16, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 16th day of June, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of June, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028