THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
2200 21st Ave South, Suite 318
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1315491 DEEDQC
08/27/2025 02:58:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20250827-0068765

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

(to create Tenants in Common with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Parcel No.:
Christine Renee Patterson and Joey Edward Patterson 7002 Panama Drive Hermitage, TN 37076	SAME	Parcel ID# 09602009600 Davidson County

For and in Consideration of the sum of ten dollars cash in hand paid, and with the intent and for the purpose of in the end creating a Tenancy in Common with Right of Survivorship. I, Christine Renee Patterson, by these presents do remise, release and QUITCLAIM unto **William N. Benjamin, Jr.**, as TRUSTEE, his successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Certain land in Davidson County, Tennessee, as described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Dodson Heights, of record in Book 2900, page 113 Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 60.0 feet on the southeasterly margin of Panama Drive and extends back 137.6 feet on the northeasterly line and 107.9 feet on the southwesterly line to a dead line in the rear, measuring 85.0 feet thereon.

Being known as 7002 Panama Drive, Hermitage, TN 37076.

Being the same property conveyed to Christine Renee Patterson by Special Warranty Deed dated August 27, 2013 of record in Instrument #20130903-0092738, Register's Office for Davidson County, Tennessee and being the same property conveyed to Carolyn Jean Cambell, Christine Renee Patterson, and Nathan Edward Lester as heir at law of the Estate of Martha Ann Grimes Lester as evidenced by Affidavit of Heirship dated May 8, 2013 of record in Instrument # 20130530-0054623, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Lester et ux Martha A. Lester by deed dated May 13, 1977 of record in Book 5148, Page 226, Register's Office for Davidson County, Tennessee. Robert Lester died, intestate, September 14, 2003, and Martha Ann Grimes Lester died, intestate, April 10, 2013.

This is improved property known as: 7002 Panama Drive, Hermitage, TN 37076
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may impact the premises.

Witness my hand, this 26th day of August, 2025

Christine Renee Patterson

Christine Renee Patterson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christine Renee Patterson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 26th day of August 2025:

Courtney K. Benjamin
Notary Public

My Commission Expires: 1/4/2027

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 4, 2027

AND NOW, I, the said William N. Benjamin, Jr., as TRUSTEE, for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release and QUITCLAIM unto Christine Renee Patterson and Joey Edward Patterson, as Tenants in Common, with Right of Survivorship, their heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

Witness my hand this 26th day of August, 2025:

William N. Benjamin, Jr., as Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William N. Benjamin, Jr., as Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 26th day of August, 2025:

Courtney K. Benjamin
Notary Public

My Commission Expires: 1/4/2027

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 26th day of August, 2025.

Notary Public

My Commission Expires: 1/4/2027

COURTNEY K. BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

Certificate of Authenticity

I, L. Braxton Felts, Jr., 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 August 26, 2025.

Affiant Signature

8/27/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

My Commission Expires: 1/4/2027

WILLIAM BENJAMIN JR. TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WILLIAM BENJAMIN JR. COUNTY OF DAVIDSON