Karen Johnson Davidson County
Batch# 1324091 DEEDQC
09/18/2025 01:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250918-0074718

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Richard C. Patton and Robin Ingram Patton, Co-Trustees Patton Community Property Trust 1600 Chickering Road Nashville, TN 37215	Same	144-09-0-004.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, RICHARD PATTON and wife, ROBIN I. PATTON (collectively, the "Grantor"), hereby quitclaim and convey to RICHARD C. PATTON and ROBIN INGRAM PATTON, as Co-Trustees of the PATTON COMMUNITY PROPERTY TRUST u/a/d September 17, 2025, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Being a parcel of land in the City of Forest Hills, Second Civil District, Thirty-Fourth Councilmanic District, Nashville and Davidson County, Tennessee, located on the easterly side of Chickering Road, south of Page Road and being more particularly described as follows:

BEGINNING at a point in the easterly right -of-way line of Chickering Road, said point being the northwesterly corner of property conveyed to George M. Van et ux by deed of record in Book 7247, page 788, R.O.D.C.

THENCE, with said right-of-way line with a curve to the left 475.81 feet to a point, said curve having a central angle of 27° 49' 06", a radius of 980.00 feet, a tangent of 242.69 feet, and a chord on N 02° 00' 55" W, 471.15 feet;

THENCE, continuing with said right-of-way line N 15° 55' 28" W, 120.94 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of Chickering Woods Subdivision as of record in Book 3842, page 105, R.O.D.C., S 84° 23' 57" E, 1,407.28 feet to a point in the westerly line of property conveyed to George M. Van et ux by deed of record in Book 7247, page 788, R.O.D.C.;

THENCE, with said line S 06° 10' 13" W, 545.20 feet to a point;

THENCE, with the northerly line of said George M. Van property the following calls:

S 60° 35' 29" W, 355.30 feet to a point;

S 88° 00' 00" W, 323.00 feet to a point;

N 04° 30' 48" E, 160.40 feet to a point;

N 80° 02' 33" W, 682.80 feet to the point of beginning.

Containing 865,842 square feet or 19.88 acres, more or less.

The above description is based upon a boundary survey dated October 25, 1994, prepared by Barge Waggoner Sumner and Cannon Inc., Tennessee License No. 785, 162 Third Avenue North, Nashville, TN 37201.

Being the same property conveyed to Richard Patton and wife, Robin I. Patton, from Mary Cortner Ragland, by General Warranty Deed dated November 3, 1994, of record in Book 9511, Pages 749-753, and recorded on November 3, 1994, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 1600 Chickering Road., Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17 day of Sept., 2025.

RICHARD PATTON

Robin I Patton

ROBIN I. PATTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, RICHARD PATTON and ROBIN I. PATTON, 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, at office, as of this 17th day of September, 2025.

R. Ethan Ward

Notary Public
My Commission Expires: 12/9/26



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Robin I. Patton

Affiant

Subscribed and sworn to before me, this 12th day of September, 2025.

R. Ethan Ward

Notary Public
My Commission Expires: 12/9/26



46768631.1

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 9/17/2025 (date of document).

Affiant Signature

09/18/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

