Karen Johnson Davidson County
Batch# 1329490 DEEDQC
10/02/2025 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251002-0078505

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Rickie E. Patterson and Terre Colleen Patterson, Co-Trustees of The Patterson Family Trust Agreement	SAME	075 11 0 081.00
2740 Avington Ct.		
Murfreesboro, TN 37128		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **RICK PATTERSON** and **TERRE COLLEEN PATTERSON**, a married couple, do hereby convey to **RICKIE E. PATTERSON and TERRE COLLEEN PATTERSON, Co-Trustees of THE PATTERSON FAMILY TRUST AGREEMENT DATED OCTOBER 1, 2025**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Lot 390, Section 3, Highlands of Tulip Grove Subdivision, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rick Patterson and Terre Colleen Patterson, a married couple, from Rick Patterson, married, by Quitclaim Deed dated February 1, 2024, of record in Instrument No. 20240202-0007562, Register's Office for Davidson County, Tennessee.

RICKIE E. PATTERSON and **RICK PATTERSON** are one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 504 Dutchmans Drive, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 1st day of October, 2025.

RICK PATTERSON

TERRE COLLEEN PATTERSON

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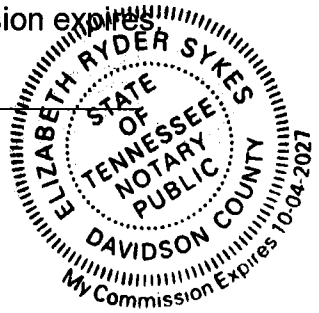
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICK PATTERSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 1st day of October, 2025.

Notary Public

My commission expires:



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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRE COLLEEN PATTERSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 1st day of October, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires:



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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

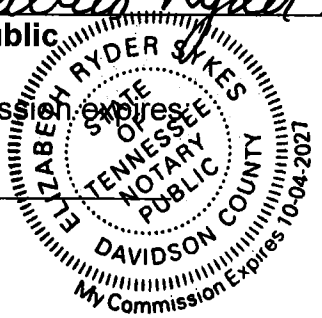
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me
this 1st day of October, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 **October 1, 2025**.

October 2, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **2nd** day of **October, 2025**.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026