Karen Johnson Davidson County
Batch# 1331731 DEEDQC
10/08/2025 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251008-0080358

PREPARED BY:

*Robert J. Hazard, Esq.*
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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

**AFFIANT**

Subscribed and sworn to before me on this day, October 8, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

**New Owner Address:**
Patton Family Trust
3322 Mimosa Drive
Nashville, TN 37211

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
133 07 0 PUBLIC

## QUITCLAIM DEED

**James Buckner Patton and Courtney Sims (a/k/a Courtney Sims Patton), husband and wife** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Patton Family Trust**, dated October 8, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **October 8, 2025**.

James Buckner Patton

Courtney Sims

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **James Buckner Patton and Courtney Sims Patton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 8, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

## EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No 53, Section I, Glencoe Acres, according to survey and plat of same appearing of record in Book 1835, pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Buckner Patton and Courtney Sims, husband and wife, from Calvin K. James and Betty Sue James, husband and wife, by deed of record in Instrument No. 20250910-0072279, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3322 Mimosa Drive, Nashville, TN 37211.

### CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 8, 2025.

Affiant Signature

10-8-25
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, October 8, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028