Karen Johnson Batch # 1343575 11/12/2025 10 43 31 AM Fees $12 00 Taxes $0 00 20251112-0089906 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Patricia A. Petty Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October 20 25 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE PATRICIA ANN PETTY REVOCABLE LIVING TRUST	**SAME**	**08305033800**
(NAME) **1422 Sumner Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Patricia A. Petty, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Patricia Ann Petty, Trustee of THE PATRICIA ANN PETTY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE PATRICIA ANN PETTY REVOCABLE LIVING TRUST, Dated October 24, 2025**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10531, Page 834, ID# 08305033800, being known and designated as easterly 15 ft of lot 38 and westerly 30 ft of lot 39, map of S/D of part of Weakley Home Place, filed in plat Book 421, Page 36

By fee simple deed from Patricia A Petty as set forth in Book 10531, Page 834, dated 03/13/1995 and recorded 07/16/1997, Davidson County Records, State of Tennessee.

Being the same property conveyed to Danny Mosley and Patricia A Petty, Husband and Wife, from Patricia A. Petty and Husband, Danny Mosley, by Quitclaim Deed dated January 9, 2007, of record in Instrument No 20070221-0021255, Register's office of Davidson County, Tennessee.

The said Danny Mosley having died on July 18, 2023, leaving Patricia A Petty as sole tenant, in fee simple

Patricia A Petty and Patricia Ann Petty are one in the same person for purposes of this transaction

Previous conveyance included for reference

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

Unimproved ( )
This is improved (X) property, known as: **1422 Sumner Avenue, Nashville, TN 37206.**

Witness our hands, this the 24th day of October, 2025.

Patricia A. Petty
Patricia A. Petty

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 **Patricia A. Petty,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 24th day of October, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public