This Instrument Prepared By:

Name: William Patton
Address: 2300 Clarksville Pk
Nashville TN 37208

After Recording Return To:

Name: Allison Patton
Address: 4207 Winterbrook Rd
Nashville TN 37207

Send taxes to →

Karen Johnson
Batch # 1346951
11/17/2025 10:35 AM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20251117-0091317

Space above this line for recorder's use only

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Music City Lands Trust LLC (Grantor(s) name), on 11/10/25 for and in consideration of the sum zero dollars ($ Ø) does hereby bargain, sell, release, remise, quitclaim and convey unto Royalty Investments LLC (Grantee(s) name) all rights, title, and interest in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

2140 18th Ave North Nashville TN 37208 Unit C 2138 18th Ave North Townhomes Legal ~~de~~ reference 20190709-0066868
m/p 081 03 3Y 003.00

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded: ☐Yes ☐No
Instrument Type: _____
Office Where Recorded: _____
Book and Page Number: _____

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 11/12/25.

William Patton Trustee of Music City Lands Trust LLC
Grantor's Signature

Grantor's Signature

William Patton Jr Trustee of Music City Lands Trust LLC
Grantor's Name

Grantor's Name

2300 Clarksville Pike
Street Address

Street Address

Nashville TN 37208
City, State & ZIP

City, State & ZIP

eSign

In Witness Whereof,

Witness's Signature	**Witness's Signature**
Witness's Name	Witness's Name
Street Address	Street Address
City, State & ZIP	City, State & ZIP

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William Patton jr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose contained therein.

Witness my hand and seal this 11/12/2025 (mm/dd/yyyy)

REGENIA L BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2029

Regenia Boyd
Notary Public
My Commission Expires: 07-02-2029

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Allison Patton owner on behalf of Royalty Investments LLC.
Affiant/Grantee's Signature
Allison Patton owner on behalf of Royalty Investment LLC.
Affiant/Grantee's Name

STATE OF Tennessee)
COUNTY OF Davidson)

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

REGENIA L BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2029

Regenia Boyd
Notary Public
My Commission Expires. 07-02-2029

eSign