This Instrument Prepared By:

Name: Allison Patton
Address: 4307 Winterbrook Rd
Nashville, TN 37207

After Recording Return To:

send taxes to → Name: Allison Patton
Address: 4307 Winterbrook Rd
Nashville, TN 37207

Karen Johnson Davidson County
Batch # 1346951 DEEDQC
11/17/2025 10:35 AM 2 pgs
Fees $12.00 Taxes $0.00

20251117-0091318

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 Allison Patton (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:

1300 N 5th St Nashville, TN 37207 m/p 071 14 0 005.00
Lot 12 Joe Brown Estates & PT of Closed Row
Legal Ref. 20150723-0072298

[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 11/14/27.

Allison Patton
Grantor's Signature

Allison Patton
Grantor's Name

4307 Winterbrook Rd
Street Address

Nashville, TN 37207
City, State & ZIP

Grantor's Signature

Grantor's Name

Street Address

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 Allison Y. Pattm 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 11/16/2025 (mm/dd/yyyy)

YOLANDA FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Yolanda Flint
Notary Public
My Commission Expires: 9-5-2028

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

STATE OF Tennessee)
COUNTY OF Davidson)

Subscribed and sworn to before me this 16th day of November, 2025.

YOLANDA FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Yolanda Flint
Notary Public
My Commission Expires: 9-5-2028

eSign