Karen Johnson
Batch # 1349784
11/21/2025 11 40 56 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251121-0093221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Harriet Ann Patrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November 2025

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

Notary Public

My Commission Expires 3/3/2026

(AFFIX SEAL)

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 Harriet Ann Patrick Revocable Living Trust	**Same**	**142 13 0C 050.00**
(NAME) **P.O Box 210243**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Harriet Ann Patrick, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Harriet Ann Patrick, Trustee of the Harriet Ann Patrick Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Harriet Ann Patrick Revocable Living Trust, Dated November 18, 2025**, as amended from time to time, and to their 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

Land in Davidson County, Tennessee, being Unit No 8617 together with the carport designated No 8617- C on the Plan of River Plantation, Section Ten, Phase II-E, of record in Plat Book 9700, Pages 367 and 368, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, a horizontal property regime established by Master Deed of record in Book 9394, page 598 and in annexation document in Book 10417, Page 348, said Register's Office.

Being the same property conveyed to Joyce E Patrick by Warranty Deed from John D Minton, Bobby Minton, and George Minton, Heirs at Law of Catherine P Minton, of record in Instrument No 20030519-0067669, Register's Office of Davidson County, Tennessee, dated April 29, 2003 and recorded on May 19, 2003

Joyce E Patrick having died December 29th, 2020 in Davidson County, Tennessee See Last Will and Testament of Joyce Elizabeth Patrick in Probate Case No 21P-1246 in the Seventh Circuit Court of Davidson County, Tennessee Last Will and Testament of Joyce Elizabeth Patrick devised the property to her children, Michael Monroe Patrick, Mark Bramel Patrick, Karen Joyce Patrick, and Ronald Cleve Patrick Ronald Cleve Patrick appointed Executor of the Estate of Joyce Elizabeth Patrick

Further being the same property conveyed to Ronald Cleve Patrick and Harried Ann Patrick, husband

and wife, from Ronald Cleve Patrick, individually and as the Executor of the Estate of Joyce Elizabeth Patrick, Mark Bramel Patrick, Karen Joyce Payne, and Michael Monroe Patrick, by Warranty Deed dated August 6, 2021, of record in Instrument No. 20210809-0106695, Register's Office for Davidson County, Tennessee

The said Ronald Cleve Patrick died on September 11, 2021, leaving Harriet Ann Patrick as the sole tenant by the entireties, in fee simple

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section Ten, Phase I, as recorded in Plat Book 7900, Page(s) 745-746

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section Ten, Phase IIE, as recorded in Plat Book 9700, Page(s) 367-368

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation, Section Ten, Phase One Condominium of record in Book 9394, Page 598, as amended by instrument(s) of record in Book 10417, Page 348, Instrument No 20081203-0117317, and Instrument No 20190927-0098720.

Easement for Transmission Line, recorded in Book 2277, Page 619 and confirmed by Judgment recorded in Book 3068, Page 619.

Letter regarding property classification of record in Book 5612, Page 29

Unimproved ( )
This is improved (X) property, known as: **8617 Sawyer Brown Road, Nashville, TN 37221**

Witness our hands, this the 18th day of November, 2025

Harriet Ann Patrick

Harriet Ann Patrick

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 **Harriet Ann Patrick** 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 18th day of November, **2025.**

My Commission Expires: 3/3/2026

Notary Public

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