Prepared By:
ERIKA E DAVIS-PATTERSON
3244 KING Lane
Nashville, Tennessee 37218

After Recording Return To:
ERIKA E DAVIS-PATTERSON
3244 KING LANE
nashville, Tennessee 37218

Karen Johnson Davidson County
Batch # 1351498 DEEDQC
11/26/2025 12 34 11 PM 5 pgs
Fees $27 00 Taxes $0 00
20251126-0094530

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 16, 2024 THE GRANTOR(S),

ERIKA E DAVIS-PATTERSON and KEITH PATTERSON ("Grantor"), a married couple, of 3244 KING LANE, Nashville, DAVIDSON County, Tennessee 37218

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

TERRY LEE ALEXANDER, ("Grantee") a single person, residing at 715 WOODLAND ST. APT-405, Nashville, DAVIDSON County, Tennessee 37206

the following described real estate, situated in NASHVILLE, in the County of DAVIDSON, State of Tennessee

The legal description is:

PT LOT 22 23 D T MCGAVOCK AND OTHERS ADDN-
LAND in Davidson County, Tennessee being the westerly sixteen and two thirds (16-2/3) feet of lot Number twenty-two (22) and the easterly sixteen and two thirds (16-2/3) feet of lot Number twenty-three (23) on the Plan of McGavock Wetmore and other's second addition to Nashville called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.
Instrument # 20210721-0098121

PT LOT 22 D T MCGAOCK AND OTHERS ADDN-
LAND in Davidson County, Tennessee, being the easterly 33-1/3 feet of Lot No. 22 in McGavock's Wetmore and Others' second addition, to Nashville, called the addition to the Town of McGavock a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Instrument # 20210721-0098120

Prior instrument reference: Book 7120, Page 875.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer releasing property held as collateral for a debt

EXCEPTING AND RESERVING unto Grantor(s), a 50 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 08116034700 AND 08116034800

Mail Tax Statements To:
ERIKA DAVIS-PATTERSON
3244 KING LANE
NASHVILLE, Tennessee 37218

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: MAY-16-2024

Erika E Davis Patterson

ERIKA E DAVIS-PATTERSON
3244 KING LANE
Nashville, Tennessee
37218

DATED: MAY-16-2024

Keith Patterson

KEITH PATTERSON
3244 KING LANE
Nashville, Tennessee
37218

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 16 day of MAY -2024, ____, before me personally appeared ERIKA E DAVIS-PATTERSON and KEITH PATTERSON, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ADRIC LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 07, 2028

Adric Lane
Notary Public

P2870
Title (and Rank)

My commission expires 3-20-2028

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

ADRIC LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Keith A. Patterson
Erika Davis Patterson
Affiant
Affiant's Name: Keith Patterson

Erika Davis-Patterson

Adric Lane 3-20-28