This Instrument Prepared by :

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:

Frank Buchanan
1031 40th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:

Map 91-8
Parcel

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) we, **ANDREW ALLISON, SHELIA PATTERSON**, AND **JUDY BURTON** (Grantors), for the express purpose of making a reconveyance do hereby convey a life estate unto **FRANK BUCHANAN**. We hereby also each convey a remainder in fee simple to **KATHERINE DIANE BUCHANAN**, of one-half (1/2) of our interest in the following described real estate situated in Nashville, Davidson County, Tennessee particularly described as follows, to-wit:

Being the south part of Lot Number 66 on the Map of L. H. Davis' Subdivision of Lot Not 41, Clifton Plan, of record in Book 57 at page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Alex A. Kennedy and wife, Esther Patton Kennedy by deed from Sam Spicer and wife, Mary Jane Spicer of record in Book 3314 page 546, said Register's Office. The said Esther Patton Kennedy having since died.

Source of Title 20260220-0013623

This conveyance is subject to any and all existing easements of record.

Taxes for 1979 have been pro-rated and assumed by the Grantees.

This is improved property known as 1031 40th Avenue North, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the _____ day of April, 2008.

Karen Johnson
Batch # 1383740
02/20/2026 11:11:27 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260220-0013624

Andrew Allison
ANDREW ALLISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29 day of April, 2008, before me personally appeared **Andrew Allison**, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Ann Marie Cooper-Hennards
NOTARY PUBLIC
My Commission Expires: 9-19-09

Shelia Patterson
SHEILA PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29 day of April, 2008, before me personally appeared **Shelia Patterson**, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Ann Marie Cooper-Hennards
NOTARY PUBLIC
My Commission Expires: 9-19-09

Judy Burton
JUDY BURTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29 day of April, 2008, before me personally appeared **Judy Burton**, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Randy Patterson **Affiant**
Subscribed and sworn before me this the
26 **Day of** Feb, 2026.
J. Rivera, **Deputy Register**

Ann Marie Cooper-Hennards
NOTARY PUBLIC
My Commission Expires: 9-19-09