Karen Johnson Davidson County
Batch# 1396511 DEEDQC
03/24/2026 10:28:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20260324-0023267

File No: 2005708198

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
ANDREW THOMAS PATTERSON, 915 Rachels Pl, Hermitage, TN 37076

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 07511024500

QUITCLAIM DEED

ANDREW THOMAS PATTERSON, a single man, and **ELLEN ANASTASI PATTERSON,** a married woman, now joined by spouse **JACK BENSON PATTERSON JR.** ("Grantor"), of **915 Rachels Pl, Hermitage, TN 37076**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **ANDREW THOMAS PATTERSON,** a single man ("Grantee"), whose tax mailing address is **915 Rachels Pl, Hermitage, TN 37076,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO 68B, ON THE PLAN OF RACHEL'S SQUARE, SECTION TWO, ZONE LOT DIVISION LOTS 49, 50. 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, AND 79, AS SHOWN ON THE PLAN OF RECORD IN BOOK 6250, PAGE 541, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

Assessor's Parcel No: 07511024500

Property Address is: 915 Rachels Pl, Hermitage, TN 37076

BEING THE SAME PROPERTY CONVEYED TO ANDREW THOMAS PATTERSON, A SINGLE MAN AND ELLEN ANASTASI PATTERSON, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM PATRICIA A. LEWALLEN, TRUSTEE OF THE PATRICIA LEWALLEN REVOCABLE TRUST DATED DECEMBER 9, 2021, DATED 08/28/2023, RECORDED 09/06/2023, DEED INSTRUMENT NO. 20230906-0069984, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 13 March, 2026:

JACK BENSON PATTERSON JR.

STATE OF VA
COUNTY OF PRINCE WILLIAM

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **JACK BENSON PATTERSON JR.** personally known to me, or has produced DRIVER LICENSE as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of MARCH, 2026.

ATM NURUL ALAM
Commonwealth of Virginia
Notary Public
Commission No. 283777
My Commission Expires 6/30/2028

Notary Public

Executed by the undersigned on March 18, 2026:

ANDREW THOMAS PATTERSON

STATE OF Tennessee
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ANDREW THOMAS PATTERSON** personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of MAR, 2026.

Notary Public

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Executed by the undersigned on 13th March, 2026:

Ellen Anastasi Patterson
ELLEN ANASTASI PATTERSON

STATE OF VA
COUNTY OF PRINCE WILLIAM

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ELLEN ANASTASI PATTERSON** personally known to me, or has produced DRIVER LICENSE, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of MARCH 2026.

ATM NURUL ALAM
Commonwealth of Virginia
Notary Public
Commission No. 283777
My Commission Expires 6/30/2028

Notary Public

STATE OF Tennessee
COUNTY OF Montgomery

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 $0.00.

Affiant

Subscribed and sworn to before me on this the 18TH day of MARCH, 2026.

Notary Public

My Commission Expires: 3-21-29

SEAL

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF VA
COUNTY OF PRINCE WILLIAM

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 $0.00.

Jack Bonsomba Jr / Ellen Anastasi Patterson
Affiant

Subscribed and sworn to before me on this the 13th day of MARCH, 2026.

Notary Public

My Commission Expires: 06/30/2028

SEAL

ATM NURUL ALAM
Commonwealth of Virginia
Notary Public
Commission No. 283777
My Commission Expires 6/30/2028

Tennessee Certification of Electronic Document

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/13/26 (date of document).

Affiant Signature

03/18/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of MARCH, 2026.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923

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