Karen Johnson Davidson County
Batch# 1402088 DEEDQC
04/06/2026 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260406-0027284

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
David G. Patterson, Co-Trustee
Elizabeth B. Patterson, Co- Trustee
David and Elizabeth Patterson Trust
210 Deer Park Drive
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
116 10 0 050.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Patterson, Jr. (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to David G. Patterson and Elizabeth B. Patterson, and their successors in trust, as Co-Trustees of the David and Elizabeth Patterson Trust dated April 2, 2026, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 9 and the northwesterly part of Lot No. 10 on the plan of the subdivision of Lots Nos. 24, 25, 26 and parts of Lots Nos. 27 and 28 in A. M. Bransfords's Subdivision of Belle Meade, as of record in Book 547, Page 104, Register's Office for said County.

Said parts of Lots Nos. 9 and 10 adjoin and front together 108 feet on the northeasterly side of Deer Park Drive and run back in a northeasterly direction between lines 248 feet, more or less, on the northwesterly margin and 235 feet, more or less, on the southeasterly margin to the common boundary line between lots Nos. 3, 4, 9 and 10 on said plan, and measure 72 feet on said rear line, said part of Lot No. 9 fronting 36 feet on Deer Park Drive and measuring 24 feet in the rear and said part of Lot No. 10 fronting 72 feet on Deer Park Drive and measuring 48 feet in the rear.

Being the same property conveyed to David Patterson, Jr. by Warranty Deed dated October 31, 1984, from Louise H. Anderson of record in Book 6416, page 792 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 210 Deer Park Drive, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the David and Elizabeth Patterson Trust dated April 2, 2026, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 2nd day of April, 2026.

David Patterson, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Patterson, Jr., Grantor, the within named 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.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of April, 2026.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

David Patterson, Jr., Affiant

Subscribed and sworn to before me this 2nd day of April, 2026.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 4, 2027

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 April 2, 2026 (date of document).

William L. Harbison

April 2, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of April, 2026.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

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