Karen Johnson Davidson County
Batch# 1405201 DEEDQC
04/14/2026 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030426

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary P. Patton, Trustee 3538 Richland Avenue Nashville, TN 37205	Mary P. Patton, Trustee 3538 Richland Avenue Nashville, TN 37205	117 04 0 323.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY P. PATTON, TRUSTEE OF THE JEFFREY F. PATTON 2023 GST-EXEMPT FAMILY TRUST DATED MAY 3, 2023 (the "Grantor"), hereby quitclaims and conveys to MARY P. PATTON, TRUSTEE OF THE 1809 CEDAR LANE TRUST (GST-EXEMPT), her successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest in and to the property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A.B. Montgomery Lands, of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

Beginning at a point in the Southerly margin of Cedar Lane 475 feet 9 inches, more or less, East of the Southeast intersection of said Lane and Battery Place, extended; thence Easterly along the Southerly margin of Cedar Lane 100 feet to the Northwest corner of the C.W. Wertz Lot; thence along Wertz's Westerly line Southerly 160 feet to the Northerly margin of a 15-foot alley; thence with the margin of the same Westerly around a curve 115 feet to a point 493 feet East of the Northeast intersection of said alley and Battery Place, extended; thence Northerly 160 feet to the point of beginning.

Being the same property conveyed by deed of record as Instrument #20231205-0093680, Register's Office for Davidson County, Tennessee.

Being property known as 1809 Cedar Lane, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10 day of April, 2026.

MARY P. PATTON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mary P. Patton, Trustee, 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.

WITNESS my hand, at office, as of this 10 day of April, 2026.

KEN V. McINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 5, 2028

Notary Public
My Commission Expires: 9/5/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 10 day of April, 2026.

KEN V. McINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 5, 2028

Notary Public
My Commission Expires: 9/5/28

49573614.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 10, 2026 (date of document).

Affiant Signature

04/14/2026

Date

State of Tennessee

County of Davidson

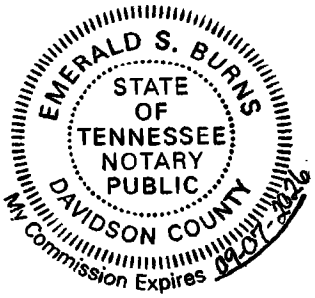
Sworn to and subscribed before me this 14 day of April, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202604140030426