Karen Johnson Davidson County
Batch# 1405201 DEEDQC
04/14/2026 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030427

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	104 05 0 305.00

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 (the "Grantor"), hereby quitclaims and conveys to MARY P. PATTON, TRUSTEE OF THE 3601 CENTRAL AVENUE 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 the Easterly fifty feet of Lot No. 124 on the plan of Richland Realty Co's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County.

Said part of Lot No. 124 fronts 50 feet on the Southerly margin of Central Avenue and extends back between parallel lines 192.5 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed by deed of record as Instrument #20240401-0021884, Register's Office for Davidson County, Tennessee.

Being property known as 3601 Central Avenue, 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

49573493.1

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

