QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi), being a deed from Grantors to a revocable living trust created by Grantors for their use and benefit. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 1414956 DEEDQC 05/01/2026 03:59:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260501-0039102

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
The Fitz Trust 4418A Granny White Pike Nashville, TN 37204	Same as New Owner	131-08-0-140.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **MICHAEL PATTON and HALEY PATTON, husband and wife** (hereinafter "Grantors"), do hereby convey, remise, release and quitclaim unto **THE FITZ TRUST** (hereinafter "Grantee"), and its successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

BEING a portion of Lot 2, Hampton Glen Subdivision as of record in Book 6050, page 149, as amended in Book 6200, page 478, Register's office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the east right-of-way of Granny White Pike, said point being the northwest comer of Lot 2, Hampton Glen and a comer common with Wood Smythe, Jr., said point being located north 1 degree 25' 00" east, 178.31 feet from the north right-of-way return of Granny White Coun; thence with Wood Smythe, Jr., south 88 degrees 20' 00" east, 261.70 feet to a point, a comer common with Lot 3, Hampton Glen in the south line of Wood Smythe, Jr., thence with Lot 3, Hampton Glen, south 1 degree 36' 51" west, 46.00 feet to a point; thence on a severance line thru Lot 2, Hampton Glen, north 88 degrees 20' 00" west, 261.54 feet to a point in the east right-of-way line of Granny White Pike; thence with the east right-of-way line of Granny White Pike, north 1 degree 25' 00" east, 46.00 feet to the point of beginning, containing 12,035 square feet, (0.276 acres, more or less).

TOGETHER with and subject to a joint driveway easement as shown on said plan.

The property herein conveyed is subject to restrictive covenants in the notes on the plan of record in Book 6200, Page 478, said Register's Office, and to the matters set forth in the referenced Plan of record.

Being the same property conveyed to Michael Patton and Haley Patton, husband and wife, by Warranty Deed from Laetitia Hoskins dated April 28, 2026 and recorded on April 29, 2026 in Instrument No. 20260429-0038081 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4418A Granny White Pike, Nashville, TN 37204.

This conveyance is expressly subject to the liens of any Deeds of Trust of record, to all matters contained in any prior deed in the chain of title of the property, and all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 28th day of April, 2026.

MICHAEL PATTON, Grantor

HALEY PATTON, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named MICHAEL PATTON and HALEY PATTON, the within named Grantors, with whom I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that they did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 28th day of April, 2026.

Commission Expires: 7/17/27

NOTARY PUBLIC

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

Certificate of Authenticity

I, S. Nixon Pressley, 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 the 28th day of April, 2026.

S. Nixon Pressley, Affiant — April 28, 2026 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 28th day of April, 2026.

Commission Expires: July 17, 2027

Notary Public