Karen Johnson Davidson County
Batch# 1415539 DEEDQC
05/05/2026 09:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260505-0040030

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 1 day of May, 26.

Notary Public

My Commission expires 1/22/30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
875 Granada Ave, LLC
3908 Lebanon Pike, Unit 386
Hermitage, TN 37076

SEND TAX BILLS TO:
875 Granada Ave, LLC
3908 Lebanon Pike, Unit 386
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 08204043900

QUITCLAIM DEED

26NT00383

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Four Lions Land Development, LLC and Donati Development, LLC

By these presents do remise, release and **QUITCLAIM** unto

875 Granada Ave, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of Thornby Place, Revision 1, of record in Instrument No. 20250722-0057755, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Four Lions Land Development, LLC, and Donati Development, LLC from Sam Patterson, by Warranty Deed dated 02/20/2025 and recorded 02/25/2025 in Instrument No. 20250225-0013881, Register's Office of said County.

Being the same property conveyed to Sam Davis Patterson from Tammie Patterson, by Quitclaim Deed dated 02/20/2025 and recorded 02/24/2025 in Instrument No. 20250224-0013597, Register's Office of said County.

Being the same property conveyed to Sam Davis Patterson from James Walter Patterson, by Quitclaim Deed dated 02/20/2025 and recorded 02/24/2025 in Instrument No. 20250224-0013598, Register's Office of said County.

James A. Patterson (aka James Allen Patterson) died intestate on November 16, 2010. Property vested in the following intestate heirs of James A. Patterson in equal shares: Sam Patterson, James W. Patterson and Tammie Patterson. Affidavits of Heirship describing the heirs at law of James Allen Patterson are of record in Instrument Nos. 20231116-0089494 and 20250210-0009949, said Register's Office.

Tammie Patterson, by conservator Teresa Morgan authorized by Order of the Seventh Circuit Court of Davidson County, Tennessee of record in Instrument No. 20250213-0011132, conveyed her one-third (1/3) interest in the same property to Sam Davis Patterson.

Being part of the same property conveyed to James A. Patterson from Cathey Patterson (being one and the same person as Kathy Patterson), by Quitclaim Deed dated 12/12/1988 and recorded 01/13/1989 in Book 7751, page 162, Register's Office of said County.

Being part of the same property conveyed to James A. Patterson and wife, Cathey Patterson from Arnette Elmer Butts, unmarried, by Installment Deed dated 07/18/1985 and recorded 07/11/1986 in Book 6914, page 186, Register's Office of said County.

Commonly known as: 893 Carter Street, Nashville, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1 day of May, 26.

Shawn Jackson, Managing member

Shawn Jackson, Managing Member, Four Lions Land Development, LLC

State of TN)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shawn Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing Member of Four Lions Land Development, LLC, and that capacity executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 1 day of May, 2026

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 1/22/30.

Shawn Jackson, managing member

Shawn Jackson, Managing Member, 875 Granada Ave, LLC

State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shawn Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing Member of 875 Granada Ave, LLC and that capacity executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 1 day of May, 2026.

Ed Hunsberger

Notary Public
My Commission expires: 1/22/30.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

, sole member

John Donati, Sole Member, Donati Development, LLC

State of TN)
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Donati with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole Member of Donati Development, LLC, and that capacity executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 1 day of MAY, 2026.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 1/22/2030.

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-1-26 (date of document).

Affiant Signature

5.4.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027