Karen Johnson Davidson County
Batch # 1443791 DEEDQC
07/10/2026 08:55:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260710-0062275

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Affiant

KENIA L. HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of July, 2026.

Notary Public

My Commission Expires: September 7th 2026

THIS INSTRUMENT PREPARED BY AND UPON RECORDING RETURN TO
Michael Andrew Patton, 820 Norwalk Drive, Nashville, TN 37214

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Michael Andrew Patton 820 Norwalk Drive Nashville, TN 37214	109-01-0-003.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Michael Andrew Patton, Trustee of The Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021 ("Grantor"), does hereby quitclaim and convey unto Michael Andrew Patton ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property"), and described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot no. 48 on the plan of Section 2 Larchwood, of record in Book 5200, page 207, Register's Office for said County.

SAID Lot No. 48 fronts 79.44 feet on the westerly margin of Norwalk Drive and extends back 207.46 feet on the northerly line and 211.87 feet on the southerly line to a dead line in the rear, measuring 40.23 feet thereon.

Being the same property conveyed to Michael Andrew Patton, Trustee under The Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021, by quitclaim deed dated August 18, 2021, from Ernest Rip Patton, of record in Instrument No. 20210819-0112085, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5479, Page 443, revised in Book 5681, page 532, Book 5688, page 696, Book 6011, page 130, Book 5617, Page 208, amended and revised in Book 6819, page 873 and Book 6588, page 696, said Register's Office and to the matters set forth in the referenced Plan of record.

This is improved Property known as 820 Norwalk Drive, Nashville, Tennessee 37214.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of July, 2026.

Michael Andrew Patton, Trustee of The Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Andrew Patton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Trustee of The Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021, for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: September 7th 2026

KENIA L. HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY