Karen Johnson Davidson County
Batch # 1478588 DEEDQC
09/29/2026 09:42:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260929-0089916

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Travis Patterson and Michelle Patterson	(NAME) NEW OWNER	83-13-537
(STREET ADDRESS) 375 Nichols Lane		
(CITY) (STATE) (ZIP) Gallatin, TN 37066	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **GARY STEPHENS, AN UNMARRIED MAN,** Grantor, does hereby quitclaim and convey unto **TRAVIS PATTERSON AND MICHELLE PATTERSON, HUSBAND AND WIFE**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of RESUBDIVISION OF LOT 91 ON THE PLAN OF EAST EDGEFIELD, as shown by plat of record in Instruments No. 20071024-0125754, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Travis Patterson and Michelle Patterson, husband and wife, a 50% undivided interest and Gary Srephens, a 50% undivided interest by Warranty Deed from RD Hunt Enterprises, LLC as recorded in Instrument Number 20150615-0056633, R.O.D.C.

The property address is: 1105 Lillian Street, Nashville, TN 37206

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 27 day of September, 2026.

Affiant

My commission expires: 1/30/29
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 27 day of September, 2026.

Gary Stephens

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27 day of September, 2026, before me personally appeared Gary Stephens, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 27 day of September, 2026.

Notary Public

My Commission Expires: 7/11/2030

