Prepared by:

Alan R. Beard, Attorney at Law
501 S. Germantown Road
Chattanooga, TN 37412

Return to: Chakita Patterson
500 Westover Dr.
#14350
Sanford, NC 27330

ADDRESS NEW OWNER (S) AS FOLLOWS:

Chakita Patterson
202 Dry Creek Pointe
Goodlettsville, TN 37072

MAP PARCEL NO.
Map 033 Group 040B Parcel 003.00

SEND TAX BILLS TO:

Chakita Patterson
500 Westover Dr.
#14350
Sanford, NC 27330

Karen Johnson
Batch # 1478880
09/30/2026 10:34:02 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260930-0090251

QUITCLAIM DEED

For and in consideration of the sum of one dollars & no/100 ($1.00), cash and other valuable considerations paid, the receipt of which is hereby acknowledged, I, OGDEN RATTLIFF, do hereby sell, transfer, convey, and quitclaim unto CHAKITA PATTERSON, her heirs and assigns, all of my interest in the following described real property in Davidson County, Tennessee, [pursuant to the Marital Dissolution Agreement executed by the parties in the matter of *Chakita Patterson v Ogden Rattliff*, Docket No. 21D1767, Circuit Court, Hamilton County, Tennessee]:

> BEING Lot No. 3, on the Plan of Dry Creek Pointe, Section One, of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.
>
> Being the same property conveyed to Chakita Patterson by Warranty deed from Jason Wayne Turns and William David Turns of record Instrument No. 20161205-0127109 Register's Office for Davidson County, Tennessee, dated November 30, 2016.
>
> This is the same description as in previous deed of record.
>
> This conveyance is subject to restrictions of record in Book 9863, Page 153, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 7900, Page 737, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Transmission Line Easements of record in Book 1153, Page 652, Book 3233, Page 525 and Book 3223, Page 327, said Register's Office.

This conveyance is subject to Easement for sewer lines of record in Book 4472, Page 271, Book 4805, Page 797 and Book 5083, Page 272, said Register's Office.

This conveyance is subject to Easement of Madison Suburban Utility District of Record in Book 9417, Page 843 and Book 9417, Page 846, said Register's Office.

This property is improved property known as 202 Dry Creek Pointe Court, Goodlettsville, Tennessee 37027.

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.

No new survey made. The property description contained herein is the same as the property description found in prior title recorded in instrument number: **201612050127109** *in the Register's Office of Davidson County, Tennessee*

Grantor and grantee acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and the Law Office of Alan R. Beard shall not have any liability for the status of title to the property or the accuracy of such information.

WITNESSETH the same unto the said Grantee, his heirs and assigns.

WITNESS my hand, this the 2nd day of March, 2022.

OGDEN RATTLIFF

STATE OF TENNESSEE:

COUNTY OF ~~HAMILTON~~ Rutherford:

On this the 2nd day of March, 2022, before me personally appeared Grantor OGDEN RATTLIFF to me known to be the person described in and who executed the foregoing instrument and acknowledged that executed the same as her free act and deed.

WITNESS my hand and notarial seal.

Notary Public

My Commission Expires: 12/22/25

KAYLEE BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY