# QUITCLAIM DEED

**THIS INSTRUMENT PREPARED BY:**
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075

**OWNERS ADDRESS:**
Michele Burks
112 Stillwater Trail
Hendersonville, TN 37075

**SEND TAX BILLS TO:**
OWNER

**Map/ Parcel – 072-12-0-019.00**

KNOW ALL MEN BY THESE PRESENTS that I, **Justin Ferguson, sole heir to James Ferguson**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Michele Burks**, her heirs and assigns, ALL of my right, title and interest, to a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being the easterly twenty-five (25) feet of Lot 90, all of Lot 89 and the westerly ten (10) feet of Lot 88 in Geo. Waters Place on Maxey Lane which subdivision is of record in Book 332, Page 136 and 137, of the Register's Office for Davidson County, Tennessee.
Said part of Lot 90, Lot 89 and part of Lot 88 front together eight-five (85) feet on the southerly side of Hanover Avenue and run back between parallel lines one hundred and fifty (150) feet to an alley.

Being the same property conveyed to Michele Burkes and James Ferguson by Warranty Deed from James Stewart, Wiseman McClendon Jr., Latisha McClendon, Gena Minton and Darrell Briley, by James Stewart, Executor of the Estate of Betty Gene Briley, dated September 16, 2011, recorded September 09, 2011 on Instrument No. 20110921-0073292, Register's Office for Davidson County, Tennessee. James Ferguson having since died on the 18th day of March, 2013.

Justin Ferguson is the sole heir at law of James Ferguson. See Affidavit of Heirship recorded in Instrument No. 20140102-0000486, Register's Office for Davidson County, Tennessee.

Witness my hand this 12th day of December, 2013.

**Justin Ferguson**

BILL GARRETT, Davidson County
Trans:T20140000359 DEEDQC
Recvd: 01/02/14 14:47 2 pgs
Fees:13.00 Taxes:61.42
20140102-0000487

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Justin Ferguson**, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of December

Lynne E. Neeley

NOTARY PUBLIC:
My Commission Expires: 5/17/2015

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESEE
COUNTY OF SUMNER

The actual consideration for this transfer is $16,600.00.

Edie Sutherland

AFFIANT

Subscribed and sworn to before me this the 17th day of December, 2013.

Linda C. Osborne

Notary Public:
My Commission Expires: 10/24/17

LINDA C. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER