Davidson County DEEDQC
Recvd: 06/13/14 08:24 4 pgs
Fees:23.00 Taxes:333.00
20140613-0051586

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Jona Realty, LLC
2020 Fieldstone Parkway, Suite 900-306
Franklin, TN 37069-4337

Send Tax Bills To:
SAME

Map & Parcel No.:
071-15-0-362.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Robert Ferguson, Jr., Chris Ferguson, Jimmy Ferguson, Greg Ferguson, and Maggie Alderson, the Heirs-at-law of Robert L. Ferguson, Sr.,** ("Grantors") do hereby quitclaim and convey unto **Jona Realty, LLC, a Tennessee limited liability company** ("Grantee"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 136 on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County.

Said part of Lot No. 136 fronts 40 feet on the easterly margin of Stockell Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert L. Ferguson, Sr. and wife, Minnie L. Ferguson from Essie Jernigan, unmarried by Warranty Deed on November 21, 1985, of record in Book 6718, Page 104, Register's Office for Davidson County, Tennessee. The said Minnie L. Ferguson having since died on December 1, 2013, leaving said property to Robert L. Ferguson, Sr., by right of survivorship. The said Robert L. Ferguson, Sr., having since died on December 3, 2013, leaving said property to Robert Ferguson, Jr., Chris Ferguson, Jimmy Ferguson, Greg Ferguson, and Maggie Alderson, the Heirs-at-law of Robert L. Ferguson, Sr., as evidenced by an Affidavit of Heirship filed in Instrument Number 20140613-0051585 **, said Register's Office.**

This is improved property known as **1223 Stockell Street, Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. Said property is taken subject to Deed of Trust by Robert L. Ferguson, Sr. and wife, Minnie L. Ferguson to THE CIT GROUP/ CONSUMER FINANCE, INC in the amount of $58,000.00 on June 25, 2007, of record in Instrument Number 20070709-0081311, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of June, 2014.

Robert Ferguson, Jr.

Chris Ferguson

Jimmy Ferguson

Greg Ferguson

Maggie Alderson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tuwana J. Bryant, a Notary Public in and for said state and county, **Robert Ferguson, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 07-07-2014

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tuwana J. Bryant, a Notary Public in and for said state and county, **Chris Ferguson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 07-07-2014

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tuwana J. Bryant, a Notary Public in and for said state and county, **Jimmy Ferguson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of June, 2014.

Tuwana J. Bryant
NOTARY PUBLIC

My Commission Expires: 07-07-2014

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tuwana J. Bryant, a Notary Public in and for said state and county, **Greg Ferguson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of June, 2014.

Tuwana J. Bryant
NOTARY PUBLIC

My Commission Expires: 07-07-

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tuwana J. Bryan, a Notary Public in and for said state and county, **Maggie Alderson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of June, 2014.

Tuwana J. Bryant
NOTARY PUBLIC

My Commission Expires: 07-07-

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 90,000*.

AFFIANT

Subscribed and sworn to before me this 8th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE