This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20160020623 DEEDQC
Recvd: 03/14/16 12:45 2 pgs
Fees:12.00 Taxes:0.00
20160314-0024003

ADDRESS NEW OWNER:
Brian K. Ferguson
5058 John Hager Rd.
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

Parcel No. 098-00-0-038.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joan E. Ferguson,** hereby convey, transfer, remise, release, relinquish and quitclaim all of my right, title, and interest unto **Brian K. Ferguson,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of John Hager Road; said point being the Southwest corner of the tract herein conveyed and the Southeast corner of Tract No. 6; thence North 2 degrees 30' East 946.7 feet to an iron pin; thence South 85 degrees 10' East 150.4 feet to an iron pin; thence South 2 degrees 30' West 857.0 feet to an iron pin in the Northerly margin of John Hager Road; thence in a Southwesterly direction along the Northerly margin of John Hager Road 171.3 feet to the point of beginning and containing 3.1 acres, more or less.

Being the same property conveyed to Brian K. Ferguson and wife, Joan E. Ferguson by Warranty Deed from Son T. Nguyen and wife, Ngoc T. Do, of record in Instrument No. 20050829-0103244, Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on August 29, 2005.

Being also known as 5058 John Hager Rd., Hermitage, TN 37076-3601.

WITNESS MY HAND on this the 24 day of February, 2016.

Joan E. Ferguson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joan E. Ferguson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires: 10/03/2017

Notary Public

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer, is $0

AFFIANT

Subscribed and sworn to before me this the 24th day of February, 2016.

NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: _____

File#169041

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017