This instrument prepared by:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400
6277683-3894974

Davidson County DEEDQC
Recvd: 02/02/17 10:44 4 pgs
Fees:22.00 Taxes:0.00
20170202-0011266

(1)

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Marc F. Visnick, et al	Marc F. Visnick, et al	Map/Parcel:
300 Scott Avenue	300 Scott Avenue	083 06 0 157.00
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Marc F. Visnick and Samantha D. Ferguson, Trustees, Visnick and Ferguson Family Trust u/d/t dated August 2, 2016,** by these presents do hereby quitclaim and convey unto the said **Marc F. Visnick and Samantha D. Ferguson, husband and wife, as tenants by the entirety,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer property out of Trust.

This is unimproved ( ) property known as 300 Scott Avenue, Nashville, Tennessee 37206
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated _____, between Marc F. Visnick and Samantha D. Ferguson, Trustees, Visnick and Ferguson Family Trust u/d/t dated August 2, 2016, as Seller(s) and Marc F. Visnick and Samantha D. Ferguson, husband and wife, as tenants by the entirety, as Purchaser(s).)

Witness our hand this 25 day of January, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marc F. Visnick, Trustee

Marc F. Visnick, Trustee

Samantha D. Ferguson, Trustee

Samantha D. Ferguson, Trustee

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, **Marc F. Visnick, Trustee and Samantha D. Ferguson, Trustee,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 25 day of January, A.D., 2017.

NOTARY STAMP/SEAL

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claudia Boyett
NOTARY PUBLIC
Notary Commission Expires: 1-4-2021

AFFIDAVIT OF VALUE

STATE OF Michigan)
COUNTY OF Wayne)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 2nd day of February, 2017.

(Affix Seal)

Affiant

Jessica N. Johnson
Notary Public Jessica N. Johnson
My Commission Expires: April 25, 2022

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

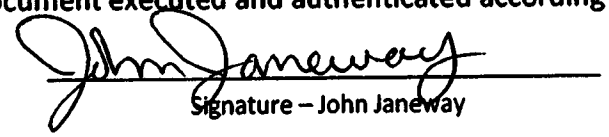
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 11 ON THE PLAN OF BROWNSVILLE OF RECORD IN PLAT BOOK 21, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF LOT NO. 11 FRONTS 80 FEET ON THE EASTERLY MARGIN OF SCOTT AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF BENJAMIN STREET, FORMERLY LOCKE STREET, 200 FEET TO A DEED LINE.

Being the same property conveyed to Marc F. Visnick and Samantha D. Ferguson, Trustees, Visnick and Ferguson Family Trust u/d/t dated August 2, 2016, by Deed from Eric Egan and Tricia Egan, husband and wife, of record as Document No. 20161206-0127704, said Register's Office.

True Copy Certification

I, **John Janeway**, 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.

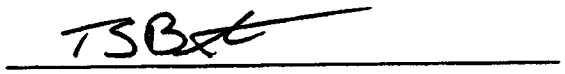


Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020

Notary' Seal (if on paper)

