Davidson County DEEDQC
Recvd: 09/05/17 10:41 3 pgs
Fees:17.00 Taxes:0.00
20170905-0090858

Commitment Number: 17-04-326fst

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Johnny A Ferguson Jr., 1130 McFerrin Avenue Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID No. 082 040 177.00

QUITCLAIM DEED

Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

Johnny A. Ferguson Jr. and **Patricia A. Ferguson**, husband and wife, hereinafter grantors, of **Davidson County**, **Tennessee**, for $0.00 (Zero Dollars and no cents) in consideration paid, grant and quitclaim to **Johnny A. Ferguson Jr.**, married, hereinafter grantee, whose tax mailing address is **1130 McFerrin Avenue, Nashville, TN 37206**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County. Said Lot No. 4 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 145 feet to an alley.

Being all the premises conveyed to Johnny A. Ferguson, Jr. and wife, Patricia A. Ferguson, from Thornton D. McMillan and wife, Iris McMillan, by deed dated May 03, 1985, recorded May 08, 1985, in Book 6551, Page 920, in the Official Public Records of Davidson County, State of Tennessee.
Tax ID No. 082 040 177.00
Property Address is: 1130 McFerrin Avenue, Nashville, TN 37206

Executed by the undersigned on August 25, 2017:

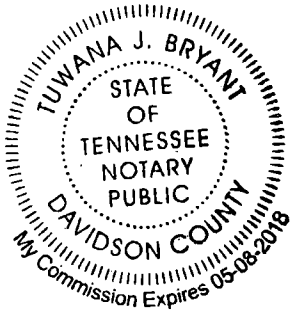
Johnny A. Ferguson Sr.
Johnny A. Ferguson Jr.

Patricia A. Ferguson
Patricia A. Ferguson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 25, 2017 by **Johnny A. Ferguson Jr.** and **Patricia A. Ferguson** who are personally known to me or have produced TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tuwana J. Bryant
Notary Public



True Copy Certification

I, Melissa Wunderle, 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

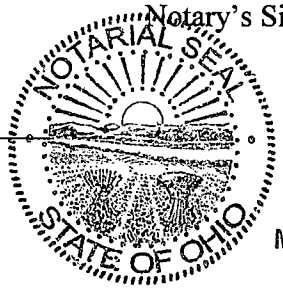
State of OHIO

County of CUYAHOGA

Personally appeared before me, Heidi A. Meehan, a notary public for this county and state, Melissa Wunderle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/19