Bill Garrett Davidson County
Batch# 16848 DEEDQC
10/23/2017 01:59:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171023-0108430

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, TN 370274

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
Donald Keith Ferguson 133 Bellevue Road Nashville, Tennessee 37221	SAME	142-7C-65CO

KNOW ALL MEN BY THESE PRESENTS, that **DONALD KEITH FERGUSON, EXECUTOR OF THE ESTATE OF PEGGY T. FERGUSON-SMOTHERS** ("Grantor"), to fulfill the terms of the Last Will and Testament of Peggy T. Ferguson-Smothers, and for no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, conveys unto **DONALD KEITH FERGUSON** (the "Grantee"), an unmarried man, his heirs, successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, Being Unit No. 65 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, including without limitation the bylaws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office, to which Master Deed reference is here made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Peggy Smothers, an unmarried woman, by Instrument No. 20130805-0081518, Register's Office for Davidson County, Tennessee. The said Peggy T. Ferguson-Smothers having died on March 20, 2017, leaving a Last Will and Testament admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee (Docket No. 17P679), this deed is executed to fulfill the terms of her Last Will and Testament.

This is improved property known as 278 Myhr Green, Nashville, TN 37221

Peggy T. Ferguson-Smothers, Peggy T. Ferguson, Peggy Ferguson-Smothers and Peggy Smothers are one and the same person.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 17th day of October, 2017.

Donald Keith Ferguson executor
Donald Keith Ferguson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Donald Keith Ferguson, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17th day of October, 2017.

ROBERT KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: Sept. 7th, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Donald Keith Ferguson
Affiant

Subscribed and sworn to before me,
this the 17th day of October , 2017.

ROBERT KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: Sept. 7th, 2021