ADDRESS NEW OWNERS AND
SEND TAX BILLS:
MARC VISNICK and
SAMANTHA D. FERGUSON
300 Scott Ave
Nashville, TN 37206-2426

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
083 06 0 157.00

QUITCLAIM DEED

This instrument is made and entered into this the 21 day of December, 2017, by and between **MARC F. VISNICK AND SAMANTHA D. FERGUSON, TRUSTEES, VISNICK AND FERGUSON FAMILY TRUST u/d/t dated August 2, 2016,** GRANTORS and **MARC F. VISNICK and wife, SAMANTHA D. FERGUSON,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

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 dead 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 Quitclaim Deed from MARC F. VISNICK and SAMANTHA D. FERGUSON, recorded on February 13, 2017 in Instrument No. 20170213-0014883, Register's Office for Davidson County, Tennessee.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Bill Garrett Davidson County
Batch# 41016 DEEDQC
12/27/2017 08:43:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171227-0130851

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 300 Scott Avenue, Nashville, Tennessee 37206.

Executed on the date first above written.

MARC F. VISNICK, Trustee

SAMANTHA D. FERGUSON, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared MARC F. VISNICK and SAMANTHA D. FERGUSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be a Trustees of the **VISNICK AND FERGUSONFAMILY TRUST u/d/t dated August 2, 2016,** the within named bargainors, a Trust, and that they as a Co-Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by themselves as a Co-Trustees.

Witness my hand and seal at office, this 21 day of December, 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 21 day of December, 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
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