Bill Garrett Davidson County
Batch# 104624 DEEDQC
06/14/2018 10:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180614-0057168

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III, 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Glenn L. Ferguson and Susan E. Ferguson
6772 Christiansted Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Amrock, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Glenn L. Ferguson and Susan E. Ferguson
6772 Christiansted Lane
Nashville, TN 37211

MAP-PARCEL NUMBER(S): 172 10 0B 149.00 340611377

64511781-45560199 **QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 22 day of May 2018, by and between **Glenn L. Ferguson and/or Susan E. Ferguson, Trustees of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002**, hereafter "Grantor", and **Glenn L. Ferguson and Susan E. Ferguson, husband and wife**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of **Ten** Dollars (**$10.00**), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF CHRISTIANSTED VALLEY, PHASE THREE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20060316-0030458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Glenn L. Ferguson and Susan E. Ferguson, husband and wife, by deed dated 5/22/18, of record in Instrument/Case No. 201806050053652, in the Offfice of the Clerk of Davidson County, Tennessee. RD:6/5/2018

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

Glenn L. Ferguson

Susan E. Ferguson

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 22 day of May, 2018, before me personally appeared **Glenn L. Ferguson and/or Susan E. Ferguson, Trustees of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Signature of Notary Public

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 5/10/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver License

OWNERS: **Glenn L. Ferguson and/or Susan E. Ferguson, Trustees of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002**

CLIENT: **Amrock, Inc.**

PROPERTY ADDRESS: **6772 Christiansted Lane**
Nashville, TN 37211

Disclosure of Counsel 3404113777

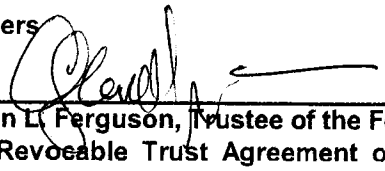
IDENTIFICATION OF COUNSEL. **Robertson Anschutz Vetters** ("RAV") and its Co-Counsel, **Phillip G. Hord III, Attorney at Law, 6509 Brantford Ct., Plano, TX 75093** have been retained by Client to prepare certain legal documents affecting the referenced property which may include a Deed conveying the property, Release of Lien or similar document releasing encumbrances on the property and such other documents as are appropriate to convey and/or cure title to the property and said documents will likely require execution by the Owners.

ACKNOWLEDGEMENT OF REPRESENTATION. The undersigned Owners acknowledge the foregoing identification of representation and acknowledge RAV and their Co-Counsel have not advised Owners or otherwise provided any legal assistance or representation of any kind to Owners. Further, by execution hereof, Owners acknowledge their right to retain counsel of their choosing to advise on legal matters involving the said property and, specifically, the documents prepared by Counsel named herein.

PAYMENT FOR SERVICES PROVIDED BY RAV. The undersigned acknowledge that they are obligated to pay certain legal fees for the preparation of legal documentation by RAV as required by Client. No charge is made for the preparation of documents except those specifically identified on the Invoice for services performed by RAV. Under no circumstances will RAV charge for Real Estate Settlement and Procedures Act or Truth-in-Lending Act disclosures.

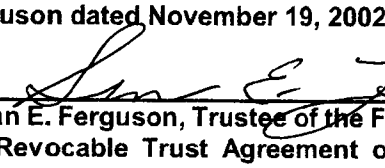
The undersigned Owners acknowledge that they have read the foregoing Disclosure of Counsel and affirm the accuracy of the statements herein contained.

Owners



5/22/18
Date

Glenn L. Ferguson, Trustee of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002



5/22/18
Date

Susan E. Ferguson, Trustee of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002

AFFIDAVIT OF VALUE

STATE OF Tennessee §
COUNTY OF Davidson §

3406113771

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 5/22/18 **Glenn L. Ferguson and/or Susan E. Ferguson, Trustees of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002**

Signature of Notary Public

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 5/20/2020

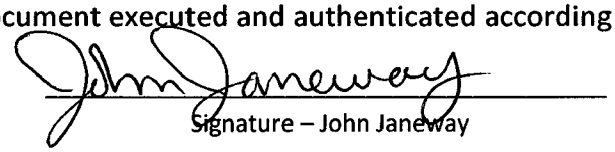
(NOTARY SEAL OR STAMP)

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver License

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.

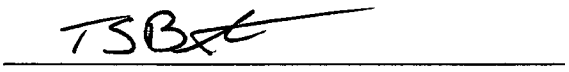


Signature – John Janeway

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)

