ADDRESS NEW OWNERS AND
SEND TAX BILLS:
MARC F. VISNICK and
SAMANTHA D. FERGUSON, Trustees,
VISNICK AND FERGUSON FAMILY TRUST
u/d/t dated August 2, 2016
300 Scott Ave.
Nashville TN 37206

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

MAP PARCEL NUMBER:
072-15-0-159.00 and
052-05-0-103.00

QUITCLAIM DEED

This instrument is made and entered into this the 8 day of November, 2019, by and between **MARC F. VISNICK (aka MARK F. VISNICK) and SAMANTHA D. FERGUSON, husband and wife,** GRANTORS and **MARC F. VISNICK and SAMANTHA D. FERGUSON, Trustees, VISNICK AND FERGUSON FAMILY TRUST u/d/t dated August 2, 2016 ,** GRANTEE.

Karen Johnson Davidson County
Batch# 314850 DEEDQC
11/13/2019 10:30:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191113-0116929

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 GRANTEE, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Tract 1: (1605 Branch Street)

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Porter Road Subdivision of Lots Nos. 2 to 7, inclusive on Shinkle's Subdivision of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark F. Visnick and Samantha D. Ferguson, husband and wife, by Warranty Deed from Marida Millican nka Marida L. Balch, dated March 5, 2018, and recorded March 8, 2018, in Instrument No. 20180308-0021942, Register's Office for Davidson County, Tennessee. Mark F. Visnick and Marc F. Visnick being one and the same person.

Tract 2: (325 E. Palestine Avenue)

Land in Davidson County, Tennessee, being Lot No. 1 on the map of Red Bud Terrace Subdivision of record in Book 843, Page 41, Register's Office for Davidson County,

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marc F. Visnick and Samantha D. Ferguson, husband and wife, by Warranty Deed from Sarah Hurd, dated February 15, 2018, and recorded February 16, 2018, in Instrument No. 20180216-0015505, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1605 Branch St, Nashville, Tennessee 37216 and 325 E. Palestine Ave., Madison, Tennessee 37115

Executed on the date first above written.

MARC F. VISNICK

SAMANTHA D. FERGUSON

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county and state, MARC F. VISNICK and SAMANTHA D. FERGUSON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 8 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

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 8 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

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