Karen Johnson Davidson County
Batch# 415015 DEEDQC
06/15/2020 02:40:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200615-0061265

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
Send tax bill to:
Glenn L. Ferguson
Susan E. Ferguson
6772 Christiansted Ln.
Nashville Tennessee 37211

Real Estate Tax ID Number: **172 10 0B 149.00**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers 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; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 8th day of April, 2020 by and between **Glenn L. Ferguson and 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**, whose post office address(es) is/are **6772 Christiansted Ln., Nashville, Tennessee 37211,** as party or parties of the first part, "Grantor", and **Glenn L. Ferguson and Susan E. Ferguson, husband and wife,** whose post office address(es) is/are **6772 Christiansted Ln., Nashville, Tennessee 37211**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 6772 Christiansted Ln., Nashville, Tennessee 37211

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

_____ (SEAL)
Glenn L. Ferguson, Trustee

_____ (SEAL)
Susan E. Ferguson, Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Glenn L. Ferguson and Susan E. Ferguson, Trustees**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Carol B. Christian
Commission Expiration Date: 1-16-2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 8th **day of** April, **20**20.

_____
Notary Public
NAME: Carol B. Christian

My Commission Expires: 1-16-2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

67226588

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

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/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, by deed dated May 22, 2018 of record in Deed Instrument/Case No. 20180605-0053652, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 172 10 0B 149.00
Commonly Known As: 6772 Christiansted Ln., Nashville, Tennessee 37211

Trustee's Affidavit and Certification

Before me, the undersigned Notary Public, personally appeared Glenn L. Ferguson and Susan E. Ferguson, Trustees (hereinafter "Affiant(s)"), having personal knowledge of the facts and matters set forth herein, who being first by me duly sworn, on oath, under penalty of perjury, deposes and says:

1. I am a trustee (or duly appointed successor trustee) under the following trust agreements (also please list any modifications, amendments, restatements):

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

Said trust agreements have not been terminated or revoked and that pursuant to the terms of the trust I have the ability to act alone.

2. With the exception of any modifications or amendments or restatements referenced in Paragraph 1 above, there has been no amendment to the trust agreements.
3. Affiant does not have actual knowledge of any facts indicating that the trust is invalid.
4. Affiant swears and affirms that there are no co-trustees that have not been identified and made a part of the subject transaction.
5. Affiant swears and affirms that under the above trust agreements, trustee has powers to manage trust property, execute deed(s) and other instruments, mortgage, convey, and encumber real and/or personal property held in trust.
6. Affiant is aware that the grantee and/or lender, including but not limited to, Quicken Loans, Inc. and its title insurance company are relying upon this Affidavit to issue title insurance policies without exception to the matter(s) noted above. Affiant does hereby indemnify lender, Amrock and its title insurance company against any loss or damage occasioned by their reliance upon this Affidavit (including attorneys' fees and costs) resulting from, directly or indirectly, any inaccuracies contained in this Affidavit.
7. Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the state of Tennessee for falsely swearing to statements made in an Affidavit of this nature. Affiant further certifies that he has read this Affidavit and completely understands its contents.

_____ (SEAL)
Glenn L. Ferguson, Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Glenn L. Ferguson, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Carol B Christian
Commission Expiration Date: 1/16/2004

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(SEAL)
Susan E. Ferguson, Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Susan E. Ferguson, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
Name: Carol B. Christian
Commission Expiration Date: 1/16/2024

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne