Karen Johnson Davidson County
Batch# 457606 DEEDQC
08/14/2020 03:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200814-0091583

File Number: 2067367R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Samuel L. Ferguson and **Darlene Ferguson**, 308 Hancock Street, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 07 0 318.00

QUITCLAIM DEED
Exempt from recordation tax Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Samuel L. Ferguson, married to grantee, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Samuel L. Ferguson** and **Darlene Ferguson**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **308 Hancock Street, Nashville, TN 37207**, the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 27 ON THE PLAN OF EAST NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, OF RECORD IN PLAT BOOK 57 AT PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO SAMUEL L. FERGUSON, BY VIRTUE OF WARRANTY DEED FROM ALFRED E. SHAW, JR., A MARRIED MAN, DATED JUNE 14, 1999, RECORDED JULY 18, 1999, IN BOOK: 11534 AND PAGE: 812; INSTRUMENT: 0601674.

PARCEL ID: 082 07 0 318.00
Property Address is: 308 Hancock Street, Nashville, TN 37207

Executed by the undersigned on August 5, 2020:

Samuel L Ferguson
Samuel L. Ferguson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 5, 2020 by **Samuel L. Ferguson** who is personally known to me or has produced Driver Licens as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Com Exp. 11/03/2022

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 109.

Samuel L Ferguson
Affiant

Subscribed and sworn to before me this 5th day of August, 2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, ____Rebecca Satterlee_____, 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 ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Rebecca Satterlee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries