Karen Johnson Davidson County
Batch# 666039 DEEDQC
06/28/2021 08:20:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210628-0086859

THIS INSTRUMENT WAS PREPARED BY:

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(From Information Supplied: No Title Examination)

Connie Stroud, Register
Robertson County Tennessee
Rec #: 318569 Instrument #: 384092
Rec'd: 15.00 Recorded
State: 0.00 6/21/2021 at 9:14 AM
Clerk: 0.00 in Record Book
Other: 2.00 2081
Total: 17.00 PGS 487-489

State of Tennessee)
County of Robertson)

The actual consideration for this transfer is $ 0.00.

Carol J. Ferguson
CAROL J. FERGUSON, Grantor

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH day of June, 2021.

NOTARY PUBLIC

2/28/23
My Commission Expires

Donna G. Smith
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Michael Ferguson 7515 Wilkinson Road Joelton, TN 37080	Same	Part of 009-000-065

FOR AND IN CONSIDERATION of the sum of One Hundred Dollars and no/100 ($100.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CAROL J. FERGUSON** as Trustee of the **FERGUSON REVOCABLE LIVING TRUST, dated August 30, 2007**, Grantor, of Robertson County, State of Tennessee, conveys and quitclaims unto **MICHAEL FERGUSON**, all of the right, title, and interest, material or otherwise, in and to the following described real property of record in Instrument Number 20071113-0132971, Register's Office for Davidson County, Tennessee, to wit:

> Being Tract No. 2 of a part of the T. J. Wilkinson Estate located in the 14th Civil District of Goodlettsville, Davidson County, Tennessee, and is more particularly described according to a

survey by R. L. Montoya – Land Surveying, Inc., dated October 25, 1995, as follows:

Beginning at an iron rod (new) in the northerly margin of Ridgewood Road marking the southeast corner of the Carl M. Keaton Property as of record in Deed Book 2639, page 419, Register's Office for Davidson County, Tennessee, and the southwest corner of Tract No. 1 of said T. J. Wilkinson Estate; thence, with the margin of Ridgewood Road along a curve to the right having a radius of 501.83 feet a distance of 163.51 feet to an iron rod (new) marking the actual point of beginning for this described tract and also being the southwest corner of this described tract and the southeast corner of said Tract No. 1; thence, with the common line of said tracts, North 33 degrees (sic) 59 minutes 20 seconds East, 781.03 feet to an iron rod (new) marking the northeast corner of Tract No. 1 and the northwest corner of this described tract; thence, with an existing old fence line along the northerly line of this described tract, South 89 degrees 02 minutes 54 seconds East; 70.70 feet to a point in an existing drain; thence, with said drain and the easterly line of this described tract, South 07 degrees 45 minutes 07 seconds West, 269.00 feet to a point; thence, South 10 degrees 43 minutes 18 seconds East, 336.60 feet to a point; thence, South 14 degrees 06 minutes 11 seconds East, 66.70 feet to a point marking the southeast corner of this described tract in the northerly line of the George R. Cantrell Property as of record in Deed Book 4407, page 168, Register's Office for Davidson County, Tennessee; thence with said line South 76 degrees 30 minutes 43 seconds West, 454.01 feet to an iron rod (new) in the northerly margin of Ridgewood Road; thence, with said margin along a curve to the left having a radius of 501.83 feet a distance of 163.50 feet to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to the Ferguson Revocable Living Trust, dated August 30, 2007, Carol J. Ferguson, Trustor and/or Trustee, from Carol J. Ferguson on November 13, 2007, of record in Instrument number 20071113-0132971, Register's Office for Davidson County, Tennessee.

And now, **CAROL J. FERGUSON** as Trustee of the **FERGUSON REVOCABLE LIVING TRUST, dated August 30, 2007**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest unto

MICHAEL FERGUSON, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, **CAROL J. FERGUSON** as Trustee of the **FERGUSON REVOCABLE LIVING TRUST, dated August 30, 2007**, has hereunto set her hands on this the 17th day of June, 2021.

Carol J. Ferguson

CAROL J. FERGUSON as Trustee of the **FERGUSON REVOCABLE LIVING TRUST, dated August 30, 2007,** Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me. the undersigned, a Notary Public in and for said County and State, **CAROL J. FERGUSON**, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. **WITNESS** my hand and official seal this the 17th day of June, 2021.

NOTARY PUBLIC

2/28/23
My Commission Expires

Donna G. Smith
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY