Karen Johnson Davidson County
Batch# 698748 DEEDQC
08/17/2021 10:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210817-0110906

AFTER RECORDING RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 1878648TN

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 164-04-0-B-006.00CO

QUITCLAIM DEED

THIS DEED made and entered into on this 5th day of August, 2021, by and between **Seth Aaron Ferguson, spouse of Hollie Lynn Asmussen**, a mailing address of 5510 Hamilton Circle, Antioch, TN 37013-5487, hereinafter referred to as Grantor(s) and **Hollie Lynn Asmussen, a married woman as her sole and separate property**, a mailing address of 5510 Hamilton Circle, Antioch, TN 37013-5487, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 5510 Hamilton Circle, Antioch, TN 37013-5487

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Recording Number: 20180328-0028819, recorded on 03/28/2018 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Seth Aaron Ferguson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Seth Aaron Ferguson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 5th day of August, 2021.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 5th day of Aug, 2021.

Karen R. Campbell
Notary Public
My Commission Expires Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Name and address for person(s) responsible for taxes:

Hollie Lynn Asmussen
5510 Hamilton Circle
Antioch, TN 37013-5487

Name and address of property owner:

Hollie Lynn Asmussen
5510 Hamilton Circle
Antioch, TN 37013-5487

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 6 ON THE PLAN OF HAMILTON RUN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMILTON RUN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20170301-0020039, AND AS AMENDED IN INSTRUMENT NO. 20171117-0118441 AND IN INSTRUMENT NO. 20171121-0119229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF HAMILTON RUN TOWNHOMES, AS SET OUT ON EXHIBIT "C" TO THE DECLARATIONS OF RECORD IN INSTRUMENT NO. 20170301-0020039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO HOLLIE LYNN ASMUSSEN, AN UNMARRIED WOMAN BY DEED FROM CRAIGHEAD DEVELOPMENT, LLC DATED MARCH 27, 2018 AND RECORDED MARCH 28, 2018 UNDER 20180328-0028819 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

PARCEL ID NUMBER: 164-04-0-B-006.00CO

PROPERTY COMMONLY KNOWN AS: 5510 HAMILTON CIRCLE, ANTIOCH, TN 37013-5487

Tennessee Certification of Electronic Document

I, Alyssa Graham, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/05/2021 (date of document).

Affiant Signature

08/05/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of AUG, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954