Karen Johnson Davidson County
Batch# 748130 DEEDQC
11/03/2021 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211103-0146945

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

File Number: 21101015

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 29 day of October, 2021.

Notary Public
My Commission Expires: 9/9/22

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Rebecca C. Ferguson and Kristi Upchurch	Rebecca C. Ferguson & Kristi Upchurch	162 06 0 087.00
205 Sterry Ct	205 Sterry Ct	
Antioch, TN 37013	Antioch, TN 37013	

THIS INDENTURE, made and entered into as this , by and between **Rebecca C. Ferguson, single**, as party or parties of the first part, and **Rebecca C. Ferguson, single, and Kristi Upchurch, married, with rights of survivorship**, as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Antioch, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, Being Lot No 197 on the Plan of Fair Oaks Subdivision, Section One, as of record in Book 4175, Pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca C. Ferguson, single, by Warranty Deed from Samuel Joseph Ferguson, single and Rebecca C. Ferguson, Single, dated July 11, 2012, of record in Instrument No 20120830-0078424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 205 Sterry Ct, Antioch, TN 37013.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

WITNESS my hand this 29 day of October, 2021.

Rebecca C. Ferguson

Rebecca C. Ferguson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rebecca C. Ferguson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29 day of October, 2021.

Notary Public at Large

My Commission Expires: 9/19/22

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Katelyn Taylor, 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 10/29/21 (date of document).

Affiant Signature

10/29/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/19/22

NOTARY'S SEAL

