Prepared by:
Gordon Law Group, PLC
49 Music Sq. W., Ste. 205
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 766589 DEEDQC
12/03/2021 09:58:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211203-0160417

BRIAN C. PADEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Affiant

Subscribed and sworn to before me, this 18th day of November, 2021.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
The Ferguson Family Trust 910 Woodmont Boulevard Nashville, Tennessee 37204	Same	118 10 0 078.00

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Carl Brian Ferguson and Lindsay Val Ferguson, husband and wife (each a "Grantor" and together the "Grantors"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto Carl Brian Ferguson and Lindsay Val Ferguson, Trustees of The Ferguson Family Trust dated November 18, 2021 ("Grantee"), Grantors' right, title, and interest in and to the following real property, located in Davidson, State of Tennessee to-wit:

> The Easterly triangular part of Lot 47, Woodmont Boulevard Section of Marengo Park, as shown on plat of record in Plat Book 1130, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows:
>
> Beginning at an iron pin in the North margin of Woodmont Boulevard, 126 feet East of the Center line of Brown's creek; thence North 17 deg. East 448.6 feet to an iron pipe in the South line of the Old Glendale Carline right-of-way, now abandoned; thence South 2 deg. 57' West along the line between Lots Nos. 47 and 48, 439.8 feet to an iron pin in the North margin of Woodmont Boulevard; thence with the margin of said Boulevard North 84 deg. 23' West 109 feet to the point of beginning.
>
> Being the same property conveyed to Carl Brian Ferguson and Lindsay Val Ferguson, husband and wife, from Angela C. Pacheco, unmarried woman, of record in Instrument No. 20210201 0014119, in the Register's Office of Davidson County, Tennessee, dated January 12, 2021, and recorded on February 1, 2021.

This is improved property known as 910 Woodmont Boulevard, Nashville, TN 37204.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of November, 2021.

Carl Brian Ferguson
Grantor

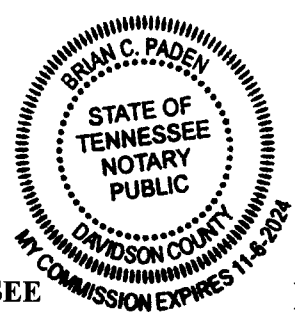
Lindsay Val Ferguson
Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Brian Ferguson, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2021.



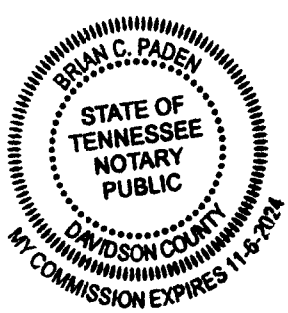
NOTARY PUBLIC
My Commission Expires: November 6, 2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Val Ferguson, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2021.



NOTARY PUBLIC
My Commission Expires: November 6, 2024