Karen Johnson Davidson County
Batch# 806365 DEEDQC
02/15/2022 02:33:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220215-0017580

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

#71860636-8010901

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Glenn L. Ferguson and Susan E. Ferguson
6772 Christiansted Ln., Nashville, TN 37211

Real Estate Tax ID Number: **172100B14900CO**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 30th day of December, 20 21, by and between **Glenn L. Ferguson and Susan E. Ferguson, Trustees of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002,** whose post office address is **6772 Christiansted Ln., Nashville, TN 37211,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Glenn L. Ferguson and Susan E. Ferguson, husband and wife,** whose post office address is, **6772 Christiansted Ln., Nashville, TN 37211,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71860636QC202010207

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 6772 Christiansted Ln., Nashville, TN 37211

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71860636QC202010307

The Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson, dated November 19, 2002

By: _____, trustee (SEAL)
Glenn L. Ferguson
Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Glenn L. Ferguson, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Name: Sarah Alvarez

Commission Expiration Date: May 29, 2023

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DR1 71860636QC202010407

202202150017580

The Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson, dated November 19, 2002

By: _____, trustee (SEAL)
Susan E. Ferguson
Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Susan E. Ferguson, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Name: Sarah Alvarez
Commission Expiration Date: May 29, 2023

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DR1 71860636QC202010507

202202150017580

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____ **(SEAL)**
Glenn L. Ferguson

Subscribed and sworn to before me on this the 30th **day of** December, **20**21.

_____
Notary Public

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME: Sarah Alvarez

My Commission Expires: May 29, 2023

DR1 71860636QC202010607

202202150017580

EXHIBIT A

Legal Description:

Tax Id Number(s): 172100B14900CO

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 41 ON THE PLAN OF CHRISTIANSTED VALLEY, PHASE THREE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20060316-0030458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE THEREOF.

Parcel Identification Number: 172100B14900CO
Commonly Known As: **6772 Christiansted Ln., Nashville, TN 37211**

Being the same property conveyed to Glenn L. Ferguson and Susan E. Ferguson, Trustees of the Ferguson Family Trust, established by the Revocable Trust Agreement of Glenn L. Ferguson and Susan E. Ferguson dated November 19, 2002, by deed dated April 8, 2020 of record in Deed Instrument/Case No. 20200624-0068028, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, 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 12/30/2021 (date of document).

Affiant Signature

Feb 4, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 04 day of February, 2022

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026