Karen Johnson Davidson County
Batch# 818969 DEEDQC
03/10/2022 09:44:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220310-0027565

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

#71860636-8010903

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, Trustees
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, husband and wife,** 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, 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 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);

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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 71860636QC201010308

_____(SEAL)
Glenn L. Ferguson

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Glenn L. Ferguson**, 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 such person (or persons) executed this instrument for the purposes therein contained.

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

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Name: Sarah Alvarez

Commission Expiration Date: May 29, 2023

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(SEAL)
Susan E. Ferguson

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Susan E. Ferguson**, 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 such person (or persons) executed this instrument for the purposes therein contained.

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

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Name: Sarah Alvarez

Commission Expiration Date: May 29, 2023

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202203100027565

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, Trustee

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

_____
Notary Public

NAME: Sarah Alvarez

My Commission Expires: May 29, 2023

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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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, husband and wife, by deed dated 12/20/2021 **of record in Deed Book** N/A, **Page** N/A **Instrument/Case No.** 202202150017580 **in the Office of the Davidson County Register of Deeds.**

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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

Mar 1, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of March, 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