QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 919092 DEEDQC
09/20/2022 01:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220920-0104597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Blake Ferguson (NAME)	Same (NAME)	
8120 Indian Hill Rd. (ADDRESS)	(ADDRESS)	147030A00900CO; 09809001200; 14707005700
Cincinnati OH 45243 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MACHAELA ANNE SULLIVAN, AN UNMARRIED WOMAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

DAVID BLAKE FERGUSON, AN UNMARRIED MAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A-9 OF HARDING PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6104, PAGE 725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF HARDING PLACE CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGES 571 & 572, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO DAVID BLAKE FERGUSON, A SINGLE PERSON, BY WARRANTY DEED FROM BRANDON RICHARDSON, A SINGLE MAN, OF RECORD IN INSTRUMENT NUMBER 20210518-0067094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 12, WIND CHASE, PHASE 2, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 9700, PAGE 899, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID B. FERGUSON, A SINGLE MAN, BY WARRANTY DEED FROM PATRICIA A. GLASPY AND JAMES R. GLASPY, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NUMBER 20170419-0038240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: NO 33 ON THE PLAN OF PART OF B.F. COOK HOMEPLACE AS PER PLAN OF RECORD IN BOOK 547, PAGE 163, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FRONTING 51 FEET ON THE NORTH SIDE OF AN 18 FOOT WIDE STREET IN THE TOWN OF PROVIDENCE NEAR NOLENSVILLE PIKE, NASHVILLE, TENNESSEE; AND RUNNING BACK BETWEEN PARALLEL LINES 151 FEET; THIS BEING ONE OF THE LOTS CONVEYED BY J.J. GOOCH AND WIFE, TOM GOOCH AND JIM GOOCH OF RECORD IN BOOK 1493, PAGE 330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO D. BLAKE FERGUSON, A SINGLE PERSON, BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET ACQUISITION CORPORATION, INC. (RAAC) 2007-RP2, OF RECORD IN INSTRUMENT NUMBER 20120917-0084238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MACHAELA ANNE SULLIVAN AND DAVID BLAKE FERGUSON HAVING MARRIED AND SINCE DIVORCED PURSUANT TO DOCKET NO. 22D-651, IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE. THE SAID MACHAELA ANNE SULLIVAN HEREBY EXECUTES THIS QUITCLAIM DEED IN FURTHERANCE OF THE MARITAL DISSOLUTION AGREEMENT FROM THE AFOREMENTIONED DIVORCE PROCEEDING AND FOR THE PURPOSES OF CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE ACQUIRED IN SAID PROPERTIES.

THE SAID DAVID BLAKE FERGUSON, DAVID B. FERGUSON AND D. BLAKE FERGUSON BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **441 Harding Pl, A-9, Nashville, TN 37211;**
5024 John Hagar Rd, Hermitage, TN 37076;
4425 Providence Heights, Nashville, TN 37211.

Witness our hands this the 15 day of September 2022.

Machaela Anne Sullivan

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Machaela Anne Sullivan**, the within named bargainor, 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 15 day of September, 2022.

Laken Manier
Notary Public
My Commission Expires: 12-18-2022

LAKEN MANIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 9/20/22.

Date

Affiant Signature

9/20/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)