Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Suite 350
Brentwood, TN 37027

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

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Carl Brain Ferguson & Lindsay Val Ferguson 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, Trustees of the Ferguson Family Trust dated November 18, 2021 ("Grantor"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto Carl Brian Ferguson and Lindsay Val Ferguson, Husband and Wife (each a "Grantee" and together the "Grantees) Grantor's 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, Trustees of the Ferguson Family Trust dated November 18, 2021 from Carl Brian Ferguson and Lindsay Val Ferguson, husband and wife,, of record in Instrument No. 20211203-0160417, in the Register's Office of Davidson County, Tennessee, dated November 18, 2021, and recorded on December 3, 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.

Karen Johnson Davidson County
Batch# 941093 DEEDQC
11/14/2022 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121497

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,
Trustee of the Ferguson Family Trust dated November 18, 2021

Grantor

Lindsay Val Ferguson,
Trustee of the Ferguson Family Trust dated November 18, 2021

Grantor

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Brian Ferguson, Trustee of the Ferguson Family Trust dated November 18, 2021, 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 11th day of November, 2022.

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Val Ferguson, Trustee of the Ferguson Family Trust dated November 18, 2021, 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 11th day of November, 2022.

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

Certificate of Authenticity

I, David Steine, 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 11/14/2022.

Date

Affiant Signature

11/14/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of November, 2022.

Notary's Signature

ROBIN J. GORDON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)