THIS INSTRUMENT PREPARED BY:
Law Office of David A. Childress
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch# 960410 DEEDQC
01/12/2023 08:49:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230112-0002633

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $0.00

Doris A. Ferguson
AFFIANT

Subscribed and sworn to before me this 7th day of December 2022.

Notary Public
My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Doris A. Ferguson 7961 Sawyer Brown Road Nashville, TN 37221	New Owner	128-10-0-003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, TRACI FERGUSON LINN, married; TIMOTHY DALE FERGUSON, married; and ELIZABETH FERGUSON WOLF, married, by these presents do hereby transfer, quitclaim and convey unto DORIS A. FERGUSON, her heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property"), described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Stacy Square, Section 1, of record in Plat Book 3842, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to James Ferguson by Quitclaim Deed from Doris A. Ferguson, dated November 21, 2008, of record in Instrument No. 20081209-0118586, Register's Office for Davidson County, Tennessee. The said James Ferguson having died on or about February 20, 2022. See Affidavit of Heirship of record in Instrument No. 20220512-0054621, as corrected in Scrivener's Affidavit of record in Instrument No. 20220524-0060262, said Register's Office. Also, Quitclaim Deed of record in Instrument No. 20220524-0060263, said Register's Office.

The Property is improved property known as 7961 Sawyer Brown Road, Nashville, Tennessee 37221.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

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

The Property is inherited residential property and has never been used as the principal residence of TRACI FERGUSON LINN or her spouse; TIMOTHY DALE FERGUSON or his spouse; or ELIZABETH FERGUSON WOLF or her spouse.

WITNESS our hands this 7th day of December 2022.

Traci Ferguson Linn

TRACI FERGUSON LINN

TIMOTHY DALE FERGUSON

ELIZABETH FERGUSON WOLF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TRACI FERGUSON LINN, 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 purpose therein contained.

WITNESS my hand, at office, this 7th day of December 2022.

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TIMOTHY DALE FERGUSON, the within named bargainor, 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 purpose therein contained.

WITNESS my hand, at office, this 7th day of December 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ELIZABETH FERGUSON WOLF, 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 purpose therein contained.

WITNESS my hand, at office, this 7th day of December 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023