QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 30 day of June, 2023.

NOTARY PUBLIC
My Commission Expires:
11/04/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1022966 DEEDQC
07/05/2023 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230705-0051465

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
YVONNE FERGUSON, L.E. & TASHA M. DYER 115 Brooke Castle Dr. Hermitage, Tennessee 37076	New Owner	075 08 0A 009.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by **TASHA M. DYER**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **YVONNE FERGUSON**, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

YVONNE FERGUSON, *FOR LIFE*, Remainder to, **TASHA M. DYER**, the GRANTEES herein, their heirs and assigns all our right title and interest in, a certain tract or parcel of land, condominium and common elements located in **Davidson** County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 115 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominium, as of record in Book 6250, page 627, and as amended in Book 6250, page 691 and by Surveyor's Certificate of Correction of record in Book 6680, page 905, and re-recorded at Book 6727, page 762, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yvonne Ferguson, unmarried, by Warranty Deed from Judy A. Baltz, unmarried, executed by Instrument No 20060922-0117569 on 09/20/06 and filed for record on 09/22/06, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

All matters as set forth in [plat] Book 6250 page 627; and Book 6250 and page 691, Register's office for Davidson County, Tennessee. Real Property Taxes for the year 2023, Deed of Trust of Record at Instrument No. 20061026-0133020, UCC-I Lien of record at Instrument No. 20181210-0119824, RODC, TN.

This is improved property known as: 115 Brooke Castle Dr, Hermitage, TN 37076.

Witness my hand this 26 day of June, 2023.

Yvonne Ferguson

YVONNE FERGUSON

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Emily Myers, a Notary Public in and for said County and State, the within named YVONNE FERGUSON the 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 at Hermitage, Tennessee this 26th day of June, 2023.

Emily Myers

NOTARY PUBLIC

My Commission Expires: 10/02/2023

EMILY MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 June 26 2023.

Leroy Johnston Ellis, IV, Affiant

June 30, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 30 day of June, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com