Name and Address of New Owner:
Dennis Paul Ferrier
405 Hiawatha Court
Nashville, TN 37221

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23071021

Map and Parcel: 155 10 0A 015.00

PREPARED BASED ON INFORMATION
PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsay Hudson Ferrier, a single woman**, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **Dennis Paul Ferrier, a single man**, hereinafter called the GRANTEE, his heirs and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 67, on the Final Plat for McCrory Trace Estates of record in Book 6900, page 720-723, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dennis P. Ferrier, unmarried and Lindsay S. Hudson, unmarried, as joint tenants with right of suvivorship by Warranty Deed filed for record on March 21, 2002 in Instrument Number 20020321-0035087, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Dennis P. Ferrier and wife, Lindsay S. Hudson Ferrier by Quitclaim Deed filed for record on April 30, 2012 in Instrument Number 20120430-0036809, of the Register's Office of Davidson County, Tennessee.

This is improved property known as: 405 Hiawatha Court, Nashville, TN 37221

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.

Karen Johnson Davidson County
Batch# 1032146 DEEDQC
07/28/2023 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230728-0058383

WITNESS my hand this 24 day of July, 2023.

Lindsay Hudson Ferrier

Lindsay Hudson Ferrier

State of Tennessee

County of Rutherford

Personally appeared before me, Lindsay Hudson Ferrier with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 of July, 2023.

Notary Public
My Commission Expires: 8-18-26.

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of July, 2023.

Notary Public
My Commission Expires: 8-15-26

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/24/23 (date of document).

Affiant Signature

7/28/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of July, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025