Karen Johnson Davidson County
Batch# 1035778 DEEDQC
08/08/2023 11:05:32 AM 3 pgs
Fees $17.00 Taxes $0.00
20230808-0061377

This Instrument Prepared By:
Amanda Gentry
Attorney at Law
4117 Hillsboro Pike, Suite 103-134
Nashville, Tennessee 37215-2728

ADDRESS NEW OWNERS:
Sandra E.B. Hamley-Ferguson
962 Graybar Lane
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

TAX INFORMATION:
Map- Parcel Numbers
Map: 118-13
Parcel: 81

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 23D482, I, ROBERT C. FERGUSON, by these presents do hereby quitclaim and convey unto SANDRA E.B. HAMLEY FERGUSON, to his/her heirs, successors, and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Map of Dan B. Yearwood's Subdivision, of record in Book 1424, page48, Registers Office of Davidson County.

Said lot No. 27 fronts 75 ft on the south side of Graybar Lane and runs back between lines, 253.5 feet on the west line, and 245.7 feet on the east line to a dead line which is a broken line, on which it measures 83.9 feet

BEING the same property conveyed to Sandra E.B. Hamley-Ferguson and Robert C. Ferguson by quitclaim deed from M. Norris Jenkins-Trustee, of record by instrument number 20020926-0117261, Register's Office of Davidson County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters references in the master deed and by-laws; and (f) all applicable government and zoning regulations

This is property, commonly known as 962 Graybar Lane, Nashville, TN 37204.

This transaction is exempt from tax, pursuant to TCA § 67-4-409-(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in the above named case.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLED, IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN. THE PARTIES HAVE WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

IN WITNESS WHEREOF. The above-named, ROBERT C. FERGUSON, has executed this Quitclaim Deed this the 8 day of August 2023.

Robert C Ferguson
ROBERT C. FERGUSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for State and County, the within names ROBERT C. FERGUSON, the bargainer, with whom I am personally acquainted (or proved to me on the basis of the satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this is the 8 day of August, 2023.

Lacey Gilpatrick
NOTARY PUBLIC

My Commission Expires: 5/9/26

LACEY WRAY GILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is:

$ 0.00

SANDRA E.B. HAMLEY FERGUSON

Subscribed and sworn to before me, this 8 day of August, 2023.

LACEY WRAY GILPATRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

NOTARY PUBLIC

My Commission Expires: 5/9/26