Name and Address of New Owner:
And Send Tax Bills To:
Emily F. Gregory
877 Battery Lane
Nashville, TN 37220

Karen Johnson Davidson County
Batch# 1048441 DEEDQC
09/11/2023 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230911-0071013

This Instrument Prepared By:

Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122

Map & Parcel No: 150-05-0-044

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Glenn Maurice Ferguson and Sue Little Ferguson,** "the Grantors," convey and quitclaim unto **Emily F. Gregory, a married woman,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee:

Lot 202, Cherry Hills, Section II, as shown on plat of record in Plat Book 3700, Page 143, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 202 fronts 80 feet on the easterly margin of Owendale Drive and extends back 139.82 feet on the northerly line and 141.33 feet on the southerly line to a dead line in the rear on which it measures 85.33 feet.

Being the same property conveyed to William F. Maddin and Judith P. Ferguson by Warranty deed from Alex C. Townsend and wife, Thelma Townsend of record as Book 5397, Page 497, Register's Office for Davidson County, Tennessee, dated February 19, 1979 and recorded on February 21, 1979. The said Judith P. Ferguson a/k/a Judith P. Maddin subsequently died July 20, 2014, vesting ownership in William F. Maddin as surviving tenant by the entirety. The said William F. Madden subsequently died testate April 25, 2022, and his Last Will & Testament was admitted for Probate under Case No. 22P-1122, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Pursuant to the terms of said Last Will & Testament, the subject property was devised to Glenn Maurice Ferguson, Sue Little Ferguson and Emily Katherine Ferguson a/k/a Emily F. Gregory.

Being the same property conveyed to Emily F. Gregory by Executor's deed from Glenn Maurice Ferguson, Executor of the Estate of William Frierson Maddin of record as Instrument Number 20230509-0034363, Register's Office for Davidson County, Tennessee, dated May 4, 2023 and recorded on May 9, 2023.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 412 Owendale Drive, Nashville, TN 37013.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

This deed is being executed to convey any interest the Grantors still hold as devisees under Last Will & Testament of William F. Maddin.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 6 day of September, 2023.

Glenn Maurice Ferguson

Sue Little Ferguson

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

On this 6 day of September, 2023, before me personally appeared Glenn Maurice Ferguson and Sue Little Ferguson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of September, 2023.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Glenn Maurice Ferguson

Sue Little Ferguson

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

Sworn to and subscribed before me this 6 day of September, 2023.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 9/6/23.

Affiant Signature – Joshua A. Terry

9/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/7/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24