Prepared By:
Richard M. Smith
SMITH, CASHION, & ORR, PLC
3100 West End Avenue, Suite 800
Nashville, Tennessee 37203
(615) 742-8560

Karen Johnson Davidson County
Batch# 1107779 DEEDWARR
03/06/2024 12:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240306-0015621

PERSONAL REPRESENTATIVE'S DEED

ADDRESS OF NEW OWNER(S):	SEND TAX NOTICE TO:	MAP & PARCEL NO.:
Larry D. Ferguson **165 McCall Street** **Nashville, TN 37211**	**Larry D. Ferguson** **165 McCall Street** **Nashville, TN 37211**	**133 02 0 358.00**

This indenture is made this the 5 day of March, 2024, by and between Larry Ferguson, Personal Representative of the Estate of Thelma Gentry Ferguson (hereinafter referred to as "Grantor"), and Larry D. Ferguson hereinafter referred to as "Grantee".

WHEREAS, Thelma Gentry Ferguson died on August 4, 1999, leaving a Will dated July 31, 1998 and recorded with the Davidson County Register of Deeds Office on August 17, 2001 as Instrument Number 20010817-0089095. The Will was probated on November 23, 2999, in the Probate Court for Davidson County, Tennessee, Docket Number 99P1852. The Will named Larry D. Ferguson as the Personal Representative. The Personal Representative is duly qualified. All debts of the decedent have been paid.

WHEREAS, the Fifth Section, Item 6 of said Will named Larry D. Ferguson as beneficiary of all real estate, both real, personal, or mixed, located on McCall Street, situated in fee simple, absolutely, and forever.

NOW, THEREFORE, IN CONSIDERATION, of the premises stated above and other good and valuable consideration the receipt of which is hereby acknowledged, Grantor has this day

bargained and sold and by these presents does hereby sell, transfer and convey unto Larry D. Ferguson as tenants in common, all their rights, title, and interest in the following described real estate:

> Land in Davidson County, Tennessee, in the 6th, formerly 9th, Civil District, and being the Southwest part of Lot No. 30, the southeast part of Lot No. 31, the East part of Lot No. 38 and the west part of Lot No. 37 on the plan of the Hinchey Petway's property of record in Minute Book "1", page 442, of the chancery Court at Nashville, and described according to a copy of a survey made July 27, 1956 by George W. Watkins, Surveyor, as follows:
>
> Beginning at a point in the southerly margin of McCall Street, sometimes called New Antioch Pike, at the Northwest corner of a part of Lot No. 30 that was conveyed to J. Raymond Bailey and wife by deed from Chas. Newman and wife, of record in Book 1151, page 361, said Register's Office, said point being an iron pin; thence with what was the west line of the Bailey property, South 3 degrees West 220.2 feet to a point in the North line of Lot No. 37, being in the north line of the property conveyed to Mullins by deed of record in Book 1367, page 329, said Register's Office; thence with the line between Lots Nos. 30 and 37, westerly 24.4 feet to an iron pin in a fence line, being Mullins' northwest corner; thence along an old fence line South 2 degrees 45 minutes West 353 feet to a point in the north line of the Subdivision known as Patterson Gardens, Section No. Two, a plan of which is of record in Book 2330, page 42, said Register's Office; thence along the north line of said Subdivision, North 86 degrees 45 minutes West 109.6 feet to a concrete monument at the Northwest corner of Lot No. 2 of said Patterson Gardens Subdivision; thence along the east line of lots in Patterson Gardens Subdivision, a plan of which is of record in Book 2083, page 114, North 3 degrees 04 minutes East 353.2 feet to an iron pin in the South line of a part of Lot No. 31 conveyed to Wright by deed of record in Book 413, page 150, said Register's Office, being a concrete monument; thence South 87 degrees 15 minutes East 24.9 feet to a point; thence North 3 degrees East 222.3 feet to an iron pin in the South margin of McCall Street; thence with the margin of the same, South 85 degrees 45 minutes East 106.5 fee to the point of beginning.
>
> Being part of the property conveyed to S.A. Ferguson and wife Thelma G. Ferguson and Sadie F. Nasworthy by deed from Tom B. Lazenby and wife Willie G. Lazenby of record in Book 2590 Page 345 Register's Office for Davidson County, Tennessee.
>
> This property is known as 165 McCall Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said Grentee, their heirs and assign, together with all rights, hereditaments and appurtenances thereof, forever in fee simple. Larry D. Ferguson as Personal Representative only and no individually, warrant title to the above-described real estate in as full and ample a manner as such Personal Representatives have authority to do so, but not any further or otherwise; and they as Personal Representative, hereby transmit to Grantee, all rights and benefits under any and all covenants and warranties set out in any prior deeds conveying said real estate. Whenever in this instrument a pronoun is used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREINABOVE. THIS DEED HAS BEEN PREPARED SOLEY FROM INFORMAITO FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACTUALLY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, Larry D. Ferguson, Personal Representative under the Last Will and Testament of Thelma Gentry Ferguson, deceased, have executed this Deed the 5 day of March, 2024.

ESTATE OF THELMA GENTRY FERGUSON

By: Larry D. Ferguson

Larry D. Ferguson, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janetta L. Pittman, a Notary Public within and for the State and County aforesaid, personally appeared Larry D. Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledge himself to be the Personal Representative of the Estate of Thelma Gentry Ferguson, and that he as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Personal Representative.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5 day of March, 2024.

Notary Public

JANETTA L. PITTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

7-7-25

CERTIFICATE OF AUTHENTICITY

I, Richard M. Smith, 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 March 5, 2024.

Dated: March 5, 2024

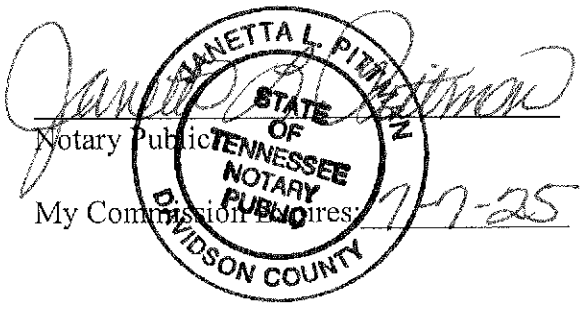
Affiant Signature

March 5, 2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this the 5th day of March, 2024.



Notary Public

My Commission Expires: 1-7-25