Karen Johnson Davidson County
Batch# 1113673 DEEDQC
03/21/2024 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240321-0019612

THIS INSTRUMENT WAS PREPARED BY: Stewart Title Company 100 Bluegrass Commons Blvd, Suite 115 Hendersonville, TN 37075 **NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.. James T. Sexton AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY MARCH, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES: 2-27-24

JANET ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-27-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Thomas Ray Ferrell	New Owner	120 02 0 139.00
5055 Old Hydes Ferry Pike		
Nashville, TN 37218		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James T. Sexton, an unmarried man, "GRANTOR", by these presents, does hereby quitclaim and convey unto Thomas Ray Ferrell, an unmarried man, hereinafter called "GRANTEE", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Stardust Acres, of record in Book 144, Page 92, Register's Office for said County; said Lot No. 74 fronts 60 feet on the south side of Mars Drive and runs back between parallel lines, 175 feet to a deadline.

Being the same property conveyed to Glenn K. Bullard, unmarried, by deed from Thomas E. Higginson and wife, Merilyn Cousins Higginson of record in Book 2335, Page 475, said Register's Office for Davidson County, Tennessee; the same being further devised to James T. Sexton pursuant to the Last Will and Testament of Glenn K. Bullard of record in Instrument No: 20060913-0113348, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property; commonly known as 1325 Mars Drive, Nashville, TN 37218.

WITNESS our hands this 21st day of March, 2024.

James T. Sexton
James T. Sexton

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared James T. Sexton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 21st day of March, 2024.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 3/20/24.

AFFIANT

DATE: 3/21/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 21 day of March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027