Karen Johnson
Batch # 1148587
06/18/2024 03:56:40 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240618-0046001

PREPARED BY:
Richard Ferrell
100A Rose St
Nashville, TN 37210

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Richard Ferrell
100A Rose St
Nashville, TN 37210

MAIL TAX STATEMENTS TO:
Richard Ferrell
100A Rose St
Nashville, TN 37210

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 25 day of May, 20 24, between Richard Ferrell, a married person, whose address is 100A Rose St, Nashville, Tennessee 37210 ("Grantor"), and Richard Ferrell, whose address is 100A Rose St, Nashville, Tennessee 37210, and Heather Harold, whose address is 100A Rose St, Nashville, Tennessee 37210, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Tenancy by the Entirety, the property located in Davidson County, Tennessee, described as:

Land in Davidson County, Tennessee, being Lot 3, Resubdivision of Lots 35, 36 and 37, Block 10, Cumberland Nurseries, as shown on plat of record in Instrument No. 20161130-0125785, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This is improved property also known as 100 A Rose Street Nashville, TN 37210.

Prior instrument reference: General Warranty Deed, Volume/Book 20210121, Page 0009371, Document No. WARRANTY DEED, of the Recorder of Davidson, Tennessee, recorded Thursday, January 21, 2021.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 11902013600

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 25 day of May, 2024.

Richard Ferrell, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard Ferrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 25 day of May, 2024.

Mary Steinkamp
Notary Public

My Commission expires Mary Steinkamp Commission Expires May 3, 2027.

MARY STEINKAMP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $1, and the true value that the property would command at a fair and voluntary sale is $1.

Affiant

Subscribed and sworn to before me this 25 day of May, 2024.

Mary Steinkamp
Notary Public

My commission expires: Mary Steinkamp Commission Expires May 3, 2027

MARY STEINKAMP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON