Karen Johnson Davidson County
Batch# 1181194 DEEDQC
09/12/2024 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240912-0070534

NEW OWNER:

The Ferrell Family Rev. Trust
Dianne Ferrell, Trustee
105 Teresa Dr
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

NEW OWNER

Map & Parcel: 05315002100

This instrument was prepared solely from information provided by the parties.

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 of which is hereby acknowledged, **Dianne Ferrell, Administratrix of the Estate of James R. Ferrell,** does hereby convey unto, **The Ferrell Family Revocable Trust, UTA dated October 22, 2021, Dianne Ferrell, Trustee,** its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot One on the plan of Teresa Drive Subdivision, as of record in Plat Book 3842, page 82, Register's Office for Davidson County, Tennessee.

Described more precisely as follows:

Beginning at an iron rod on the southern margin of Teresa Drive, said point being the northeast corner of Lot Two and the northwest corner of this lot;

Thence with southern margin of Teresa Drive, S 87 deg. 09' 29" E 110.00 feet to an iron rod;

Thence leaving said road margin, S 01 deg. 42' 03" W 106.57 feet to an iron rod;

Thence, S 01 deg. 59' 01" W, 39.32 feet to an iron rod at the southeast corner of this lot;

Thence, N 86 deg. 46' 59" W, 113.00 feet to an iron rod at the southwest corner of this lot;

Thence, N 02 deg. 57' 19" E 145.12 feet to the point of beginning;

Containing 0.37 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone (615) 391-5913.

Being the same property conveyed to James R. Ferrell by Warranty Deed from Lakewood R3, LLC, a Tennessee limited liability company, dated August 7, 2006 and of record as Instrument Number 20060808-0097470, Register's Office for Davidson County, Tennessee.

James Ronald Ferrell died intestate on June 26, 2015 in Davidson County, Tennessee. Dianne Ferrell was appointed Administratrix by the Probate Court for Davidson County, Tennessee, Docket Number 18P357.

James R. Ferrell and James Ronald Ferrell being one and the same.

This is improved property known as 105 Teresa Drive, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 12 day of September, 2024.

Estate of James R. Ferrell:

Dianne Ferrell
DIANNE FERRELL, Administratrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DIANNE FERRELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as Administratrix for, **The Estate of JAMES R. FERRELL**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of September, 2024.

Celia Stewart Rouse
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/2127

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Celia Stewart Rouse
Affiant

Sworn to and subscribed to before me, this the _____ day of _____, 2024.

Taylor Clarke
Notary Public

My commission expires: _____

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/12/24.

Date

Celia Stewart Rouse

Affiant Signature

9/12/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of September, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY