Karen Johnson Davidson County
Batch# 1181194 DEEDQC
09/12/2024 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240912-0070536

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: 127
Parcel: 16

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, all of its interest in and to the following tract or parcel of land, situate and lying in Williamson County, Tennessee, bounded and described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to James Ronald Ferrell by Quitclaim Deed from James Ronald Ferrell as the sole heir of James W. Ferrell and wife, Ella Mai Ferrell, both deceased, dated June 11, 2003 and of record in Book 2872, Page 13, Register's Office for Williamson 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, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/27/27

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 .

Affiant

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

Notary Public

My commission expires: _____

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

202409120070536

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

