This instrument was prepared by:
Clayton Ferguson
406 CLAIRCREST DRIVE
ANTIOCH, TN 37013

Once recorded, return to:
Clayton Ferguson
406 CLAIRCREST DRIVE
ANTIOCH TN 37013

Karen Johnson Davidson County
Batch # 1197709 DEEDQC
10/24/2024 02:42:58 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20241024-0082814

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One US Dollars ($ 1.00) in hand, paid to Keith W. McCabe Living Trust, a Tennessee Trust with an address of 406 CLAIRCREST DRIVE, Antioch TN 37013 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Clayton Ferguson, an unmarried individual with an address of 406 CLAIRCREST DRIVE Antioch TN 37013 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 162.01-0B-001.00CO

The property identified herein ☐ is -OR- ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Clayton Ferguson

Address: 406 CLAIRCREST DRIVE Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Clayton Ferguson Affiant
Subscribed and sworn before me this the
24 Day of October, 2024.
P. Gilbert, Deputy Register

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: X Clayton Ferguson Date: 10/24/24

Printed Name: Clayton Ferguson o/b/o Keith W. McCabe Living Trust

Grantor Signature: N/A Date: N/A

Printed Name: N/A

1st Witness Signature: Date: 10/24/24

Printed Name: Melkis Ascencio

2nd Witness Signature: Date: 10/24/24

Printed Name: Naomy Valle

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On October 24th, 2024 before me, Houston T Shumate,
personally appeared Clayton J Ferguson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

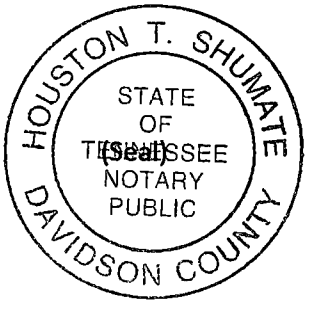
I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Houston T Shumate

My Commission Expires 07/07/2024



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

LOT # 1 on the plan of Clairmont, Phase Three, of record book 6050 Page 486, Registers office of said county