Name and Address of New Owner:
Sylvia Ann January
8207-A Halford Pl
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1198715 DEEDQC
10/30/2024 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083571

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 147-05-0-133.00

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 and legal sufficiency of which are hereby irrevocably acknowledged, **SYLVIA ANN JANUARY, AN UNMARRIED WOMAN** "the Grantor," conveys and quitclaims unto **SYLVIA ANN JANUARY, AN UNMARRIED WOMAN AND CHRISTOPHER E. FERGUSON, AN UNMARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 8 on the Plan of Crievewood Subdivision, as of record in Book 2331, Page 99, in the Register's Office for said County.

SAID Lot No. 8 fronts 90 feet on the northerly side of Randall Drive and runs back between lines, 167 feet on the easterly line and 189.4 feet on the westerly line to a dead line in the rear, on which it measures 92.7 feet.

BEING the same property conveyed to Carl C. Ferguson and wife, Sylvia K. Ferguson, by deed from Lloyd B. Byron and wife, Helen H. Byron, of record in Book 4215, Page 548, Register's Office for Davidson county, Tennessee.

The said Carl C. Ferguson having since been divested of the property and Sylvia Ann Kirby Ferguson fully vested pursuant to that certain Decree of Divorce in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 87118, of record in Book 5235, Page 33, said county.

The same Sylvia Ann Kirby Ferguson, having since resumed her previous name, is now known as Sylvia Ann January. Sylvia K. Ferguson, Sylvia Ann Kirby Ferguson, and Sylvia Ann January are one and the same person.

Being improved property also known as **306 Randall Dr. Nashville, TN 37211**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the this 28 day of October, 2024.

Sylvia Ann January (SEAL)
SYLVIA ANN JANUARY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of October, 2024., before me personally appeared Sylvia Ann January, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of October, 2024.

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 9.5.28

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Christopher Ferguson
Affiant

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of October, 2024.

Notary Signature
My commission expires: 9.5.28

Tennessee Certification of Electronic Document

I, Steven Disser, 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 10-28-2024

Affiant Signature

10-28-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of October, 2024

Notary Signature

My Commission Expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON