QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1208779 DEEDQC
11/27/2024 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241127-0092784

T-QCD-24-1521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: Feb. 25, 2026
(AFFIX SEAL)

PARKER R SEABOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1521 Ferguson LLC, a Tennessee limited liability company	**1521 Ferguson LLC**	
(NAME)	(NAME)	
5109 Fountainhead Drive,	**5109 Fountainhead Drive**	**117-08-0-145.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK J. VANE AND BROOKE P. VANE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **1521 FERGUSON LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 60.0 feet on the Southerly side of Ferguson Avenue and extends back between parallel lines, a distance of 140.0 feet, to an alley.

Being the same property conveyed to Mark J. Vane and Brooke P. Vane, husband and wife by Warranty Deed from Mary Beth Sartain, a single woman of record in Instrument No. 20240716-0053472, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1521 Ferguson Avenue, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 26th day of November, 2024.

Mark J. Vane

Brooke P. Vane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark J. Vane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2024.

Notary Public
My Commission Expires: Feb. 28, 2026
(SEAL)

PARKER R SEABOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brooke P. Vane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

~~Witness my~~ hand and official seal, this the 26th of November, 2024.

Notary Public
My Commission Expires: Feb. 28, 2026
(SEAL)

PARKER R SEABOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tammy Burns, 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 11-26-2024.

Date

Tammy Burns
Affiant Signature

11-26-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of November, 2024.

Parker R. Seabolt
Notary's Signature

My Commission Expires: Feb. 28 2026
Date

Notary's Seal (if on paper)

