Karen Johnson Davidson County
Batch# 1222784 DEEDQC
01/02/2025 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250102-0000261

Name and Address of New Owner:
Jennifer L. Ferguson
5095 Eaton Creek Road
Joelton, TN 37080

Send Tax Statements To:
Jennifer L. Ferguson
5095 Eaton Creek Road
Joelton, TN 37080

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24101437

Map and Parcel: 029 00 0 079.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Ferguson, Jr.**, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **Jennifer L. Ferguson**, hereinafter called the GRANTEE, her heirs and assigns, all of the 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 known as Map-Parcel No. 029-00-0-079, as follows:

Beginning at an iron pin in the westerly margin of Eatons Creek Road, said point being the northeast corner of the property conveyed to Martha Ann Crecelius, be deed of record in Book 5457, page 287, of the Register's Office of Davidson County, Tennessee:

THENCE, North 76 deg. 06' West, 187.92 feet to an iron pipe;

THENCE, North 1 deg. 30' East, 227.0 feet to an iron pin;

THENCE, South 84 deg. 11' 18" East, 218.12 feet to an iron pin;

THENCE, North 1 deg. 30' East, 94.0 feet to an iron pin;

THENCE, South 88 deg. 30' East, 291.21 feet to an iron pin in the westerly margin of Eatons Creek Road;

THENCE, with the westerly margin of Eatons Creek Road, southerly 408.41 feet to an iron pin;

THENCE, South 28 deg. 54' West, 35.2 feet to the point of beginning, containing 2.04 acres, more or less.

Being the same property conveyed to John R. Ferguson, Jr. and wife, Jennifer L. Ferguson by Warranty Deed filed for record on August 25, 2009 in Instrument Number 20090825-0080098 and corrected in Instrument Number 20091028-0099641, of the Register's Office of Davidson County, Tennessee.

This is improved property known as: 5905 Eatons Creek Road, Joelton, TN 37080

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30 day of December 2024

John R. Ferguson, Jr.

State of Tennessee

County of Rutherford

Personally appeared before me, John R. Ferguson, Jr. with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30 of December, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 30 day of December, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 12/30/24 (date of document).

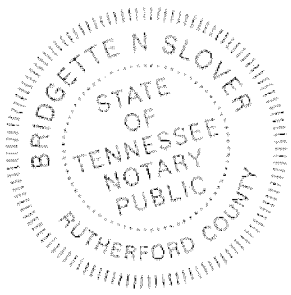
L F Vaught
Affiant Signature

1/2/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of January, ~~2024~~ 2025. BS



Bridgette N. Slover
Notary Signature

My Commission Expires: 03/15/2025