Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me on the 30th day of January, 2025.

Notary Public

My Commission Expires: 7-3-28



Karen Johnson Davidson County
Batch# 1234113 DEEDQC
02/04/2025 01:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250204-0008443

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Carl Brian Ferguson and Lindsay Val Ferguson, Trustees of the Ferguson Family Trust, dated November 18, 2021 600 12th Ave, Unit 538 Nashville, TN 37203	**Same**	**132-01-0008.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carl Ferguson** and **Lindsay Ferguson**, husband and wife, hereinafter referred to as "Grantors", do hereby remise, release and forever quitclaim unto **Carl Brian Ferguson and Lindsay Val Ferguson**, Trustees and their successors in trust of the Ferguson Family Trust, dated November 18, 2021, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot Nos. 1 and 2 of Block 14 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Said parts of said lots front together 95 feet on the east side of Rockdale Avenue and extend back between lines, 129.8 feet on the north line and 160 feet on the south line, to the west line of Lot No. 3 of said Block on which they measure 62.2 feet.

Being the same property conveyed by Warranty Deed to Carl Ferguson and Lindsay Ferguson, dated November 30, 2023, of record in Instrument No. 20231205-0093690, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 4100 Rockdale Avenue, Nashville, TN 37024

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 30th day of January, 2025.

Carl Ferguson, Grantor

Lindsay Ferguson, Grantor

State of Tennessee)
County of Willaimson)

On this 30th day of January 2025, before me personally appeared Carl Ferguson and Lindsay Ferguson, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of January 2025.

Notary's Signature

Seal

My commission expires: _____

Certificate of Authenticity

I, Robin J. Gordon, 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 exact copy of the original document executed and authenticated according to law on January 30th, 2025.

Affiant Signature

January 30th, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th Day of January 2025.

Notary Signature

My Commission Expires: 7-3-28
Notary Seal (if on paper)

