Karen Johnson
Batch # 1240314
02/24/2025 02 59 16 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250224-0013606

This instrument prepared by
and please return to:
Edward L. Stahley, Esq.
150-D Fortenberry Road
Merritt Island, FL 32952

Send Tax bills to:
Leonard M. Ferguson and
Clara L. Ferguson
222 Sailboat Drive
Nashville, TN 37217

Map
Group
Parcel
Tax I.D.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 13th day of February, 2025, by LEONARDO M. FERGUSON and CLARA L. FERGUSON, husband and wife, first party, whose address is 222 Sailboat Drive, Nashville, TN 37217, to LEONARDO M. FERGUSON and CLARA L. FERGUSON, as Co-Trustees of the "FERGUSON FAMILY TRUST DATED December 4, 2024, which is a revocable trust, whose mailing address is: 222 Sailboat Drive, Nashville, TN 37217, second party.

W I T N E S S E T H:

THAT the said first party for and in consideration of the sum of $10.00 in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest claim and demand which the said first party has in and to the following described real property situate, lying and being in DAVIDSON COUNTY, State of TENNESSEE, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 617 on the Plan of Edge-O-Lake Estates, Section Xiii, of record in Plat 4175, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 617 fronts 80.0 feet on the southeasterly margin of Sailboat Drive and extends back 131.61 feet on the northeasterly line and 148.01 feet on the southwesterly line to a broken line in the rear, measuring 125.52 feet thereon.

Being the same property conveyed to Denise S. Hensley, by deed from Richard D. Sherlock and wife, Lillian G. Sherlock, of record in Book 6796, page 329, Register's Office for Davidson County, Tennessee.

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature of Witness

LEONARDO M. FERGUSON
222 Sailboat Drive
Nashville, TN 37217

Lori Jordan 2290 Rosa L. Parks Nashville TN 37228
Printed Name and Address
of Witness

Signature of Witness

CLARA L. FERGUSON
222 Sailboat Drive
Nashville, TN 37217

Amanda Carruthers 2290 Rosa L Parks Blvd Nashville TN 37228
Printed Name and Address
of Witness

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of {X} physical presence of { } online notarization, this 13th day of February, 2025, by LEONARDO M. FERGUSON and CLARA L. FERGUSON, who are personally known to me or has produced Driver's Licenses as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 13th day of February, 2025.

Notary Public - State of Tennessee

TIFFANI HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Form of Oath

I, hereby swear or affirm 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 in which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of February, 2025.

Notary Public

TIFFANI HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026