23rd Judicial District

This instrument prepared by:
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Hendersonville, TN 37075
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Karen Johnson Davidson County
Batch # 1242475 DEEDQC
03/03/2025 11 11 43 AM 4 pgs
Fees $22 00 Taxes $0 00
20250303-0015555

QUITCLAIM DEED

THIS INDENTURE, made this 22 day of February, 2025, between

RICHARD FERRELL and HEATHER HAROLD,

First Party, and

RICHARD FERRELL,

Second Party.

WITNESSETH: that said First Party, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration to him, cash in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, quitclaimed, and conveyed and does hereby grant, bargain, sell, QUITCLAIM, and convey unto the said Second Party the following described premises:

All that certain lot or parcel of land situated in the County of Davidson County, State of Tennessee, and being more particularly described as follows:

SITUATED Land in Davidson County, Tennessee, being Lot 3, Resubdivision of Lots 35, 36, and 37, Block 10, Cumberland Nurseries, as shown on plat of record in Instrument No. 20161130—0125785, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Richard Ferrell and Heather Harold, husband and wife, from Richard Ferrell, unmarried, by Quitclaim Deed dated May 25, 2024, and recorded on June 18, 2024, in the Davidson County, Tennessee, Register of Deed's Office, Instrument Number 20240618-0046001.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The street address for this property is 100 A Rose Street, Nashville, TN 37210.

NO NEW BOUNDARY SURVEY WAS DONE AT THE TIME OF CONVEYANCE.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements, and building setback lines, and further subject to any governmental zoning and subdivision ordinances or regulations in effect thereon of record in the Knox County Register of Deed's Office, and further to any matter and/or condition which would be disclosed by a current and accurate survey or inspection of the property herein described.

TOGETHER with all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

In this instrument in every case the plural shall include the singular and viceversa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written

Tax/Parcel ID Number: 119020136.00

Richard Ferrell

STATE OF TN §
§ ss
COUNTY OF Davidson §

Personally appeared before me the undersigned **Richard Ferrell**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of February 2025.

My Commission expires: 5/3/2027

Notary Public

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Heather Harold

STATE OF TN §
§ ss
COUNTY OF Perry §

Personally appeared before me the undersigned **Heather Harold**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of February, 2025.

My Commission expires: March 2028

Notary Public

Name and address of property owner:

Richard Ferrell
100A Rose Street
Nashville, TN 37210

who is responsible for payment of taxes.

I hereby swear or affirm that the actual consideration of this transfer is $0.00.

Affiant/Richard Ferrell

Sworn to and subscribed before me this 22 day of February, 2025.

My Commission expires: 5/31/2027

Notary Public

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF KNOX

This transfer is exempt from tax pursuant to TCA §67-4-409(a)(1)(C)(v) and no oath of value shall be required.

Sean M. Freeland

Sworn to and subscribed before me this the 28 day of February, 2025.

Notary Public

My Commission Expires: 10-17-2026

ASHLEY R. JOINER
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY