THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1270835 DEEDQC
05/08/2025 01:14:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250508-0036180

This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Barbara C. Ferguson, Trustee 403 Red Maple Dr. Nashville, TN 37221	Barbara C. Ferguson, Trustee c/o 6104 Martingale Ln. Brentwood, TN 37027	093 09 0 119.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Barbara C. Ferguson**, hereinafter called the Grantor, do hereby Quitclaim unto **Barbara C. Ferguson, Trustee, or her successors in interest, of the Barbara C. Ferguson Living Trust dated May 7, 2025, and any amendments thereto**, hereinafter called the Grantee, her successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **the westerly 50 feet of Lot No. 218 on the Plan of McNairy's West Nashville Lots**, as of record in Minute Book "C", Page 136 and 137, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of 12th Avenue North, formerly McNairy Street and Grundy Street; thence with the easterly margin of said Avenue southwardly 108 feet, more or less, to the northerly margin of Porter Street; thence with the northerly margin of Porter Street eastwardly 50 feet; thence northwardly and parallel with the easterly margin of 12th Avenue North, 120 feet, more or less, to the southerly margin of Grundy Street; thence with the southerly margin of said Street westwardly 50 feet, more or less, to the beginning.

Being the same property most recently conveyed to John M. Ferguson, and wife, Barbara C. Ferguson, by Quitclaim Deed from John M. Ferguson, filed on 01/25/2012, at Instrument No. 20120125-0006970, Davidson County Register of Deeds. John M. Ferguson is now deceased, leaving Barbara C. Ferguson as the surviving tenant by the entirety.

This is property commonly known as 114 12th Ave. North, Nashville, TN 37203.*
*Note: An address is not a legal description of real property.

Witness my hand, this 7 **day of** May, **2025:**

Barbara C. Ferguson
Barbara C. Ferguson

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 7th day of May, **2025**:

Notary Public

My Commission Expires:

