Karen Johnson Davidson County
Batch# 1330949 DEEDQC
10/07/2025 07:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0079735

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 6, 2025.

Notary Public

My Commission Expires:

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 26, 2029

New Owner Address:
Ferguson Family Trust
4409 Farriswood Dr.
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
131 08 0 04 N00

QUITCLAIM DEED

Randall C. Ferguson and wife, Lynn M. Ferguson (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Ferguson Family Trust**, dated October 6, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 6, 2025.**

Randall C. Ferguson

Lynn M. Ferguson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Randall C. Ferguson and Lynn M. Ferguson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 6, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Glendale Manor, Section One, as of record in Book 2330, page 111, Register's Office for said County.

Said Lot No. 7 fronts 110 feet on the west side of Farriswood Drive and runs back 200 feet on the north line and 175.5 feet on the south line, to a dead line in the rear which is a broken line, on which it measures 117.3 feet thereon.

Being the same property conveyed to Randall C. Ferguson and wife, Lynn M. Ferguson, from Carl K. Puckett and wife, Ruth W. Puckett, by deed of record in Book 6193, Page 109, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4409 Farriswood Dr., Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 October 6, 2025.

E Z Wiles
Affiant Signature

10/6/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
October 6, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028