Karen Johnson Davidson County
Batch# 1339141 DEEDQC
10/28/2025 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085831

This Instrument prepared by and after recording return to:

Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

# QUITCLAIM DEED

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **The Barley Trust<br>908 Audubon Road<br>Nashville, TN 37204** | **132-05-0-100.00** | **Same as Owner** |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANNA J. FERGERSON** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **THE BARLEY TRUST U/T/A DATED OCTOBER 21, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Being Lot No. 35 on the Map of Glendale Park, Section Two, as of record in Book 1130, page 61, Register's Office for said County.

Said Lot No. 35 fronts 99.5 feet on the northerly side of Audubon Road and runs back 205.4 feet on the easterly line and 197.1 feet on the westerly line, to a dead line in the rear, measuring 99.9 feet thereon.

Being the same property conveyed to ANNA J. FERGERSON by deed from WILLIAM P. FERGERSON, of record in Instrument No. 20050405-0037161 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 908 Audubon Road, Nashville, Davidson County, Tennessee 37204.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

*[Remainder of this page intentionally left blank. Signature page follows.]*

*[Signature page to Quitclaim Deed]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 21st day of October, 2025.

**GRANTOR:**

Anna J. Fergerson

**ANNA J. FERGERSON**

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **ANNA J. FERGERSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of October, 2025.

T. Strickler

NOTARY PUBLIC

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

My Commission Expires: November 8, 2027

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $0.00.

Anna J. Fergerson

Affiant

Subscribed and sworn to before me, this 21st day of October, 2025.

T. Strickler

NOTARY PUBLIC

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

My Commission Expires: November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

NSH 3292435.1

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 and exact copy of the original document executed and authenticated according to law on October 21, 2025 (date of document).

Affiant Signature

10-28-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2025.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY