Karen Johnson Davidson County
Batch# 1340658 DEEDQC
10/31/2025 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251031-0086711

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Joyce K. Ferguson
AFFIANT

Subscribed and sworn to before me on this day, October 30, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 24, 2029

New Owner Address:
Ferguson Family Trust
398 Indian Lake Road
Hendersonville, TN 37075

Send Tax Bills To:
Same

Map-Parcel Number:
068 00 0 011.00

QUITCLAIM DEED

Daniel W. Ferguson and wife, Joyce K. Ferguson (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Ferguson Family Trust**, dated October 30, 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 30, 2025**.

Daniel W. Ferguson

Joyce K. Ferguson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Daniel W. Ferguson and Joyce K. 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 30, 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 in the 13th, formerly the 23rd Civil District of said County, and situated on the Hydes Ferry Turnpike Road and being Lot No. 4 on the Plan of lands of Martha A. Simpkins, deceased, which plan is recorded in Minute Book "CC", page 95, of the Circuit Court of said County, described according to a survey made May 14, 1934, by Erle Drake, County Surveyor, as follows:

Beginning at a stone in the center of the Hydes Ferry Pike, the southeast corner of Lot 5 of said plan; thence North 8 deg. east 1578.7 feet to a stone, the northeast corner of lot 5; thence 379.5 feet along the south line of lot 2 of said plan to the northwest corner of Lot 3 of said plan; thence with the line between Lots 3 and 4, south 5 west 1505 feet to a stone in the center of the Hydes Ferry Pike; thence with the center of said Pike South 85 deg. West 412.5 feet to a point; thence South 551/4 deg. west 99 feet to the point of beginning, being all of Lot 4 of said plan containing 14 acres and 133 poles, be the same more or less.

Being the same property conveyed to Daniel W. Ferguson and wife, Joyce K. Ferguson from Associates Financial Services Company of Tennessee, Inc. by deed of record in Book 6330, Page 320, 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 4544 Ashland City Highway, Nashville, TN 37218.

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 30, 2025.

E Z Wiles

Affiant Signature

10/30/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, October 30, 2025.

Notary Public

My Commission Expires: _____

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