This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson Davidson County
Batch # 1386171 DEEDQC
02/26/2026 03:40:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260226-0015497

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE )
COUNTY OF WILSON )

Sworn to and subscribed before me
this 26th day of February, 2026.

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

## QUITCLAIM DEED

| ADDRESS OR NEW OWNERS: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| Elizabeth M. Ferguson, Trustee of the Ferguson Family Trust, dated February 26, 2026<br>2064 Kirkwall Drive<br>Nolensville, TN 37135 | Elizabeth M. Ferguson, Trustee of the Ferguson Family Trust, dated February 26, 2026<br>2064 Kirkwall Drive<br>Nolensville, TN 37135 | 187 09 0A 334.00 |

FOR NO MONETARY CONSIDERATION, We, **Homer Stanley Ferguson and wife, Marina Rezende Ferguson,** by these presents do hereby quitclaim and convey all our right, title, and interest in and to the following tract or parcel of land unto **Elizabeth M. Ferguson, Trustee of the Ferguson Family Trust, dated February 26, 2026,** situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, in the Register's

Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to **Homer Stanley Ferguson and wife, Marina Rezende Ferguson**, by **Regent Homes, LLC, a Tennessee Limited Liability Company,** by Warranty Deed of record in Instrument No. 20191220-0131788, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2020 and subsequent taxes are assumed by the Grantees.
2. Subject to all matters shown on the Plan of record as Instrument Number 20180604-0053014, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, and as amended by Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372; Instrument No. 20161130-0125373, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20170118-0005499, Instrument No. 20171108-0114807, Instrument No. 20170504-0044438, Instrument No. 20180622-00604 78 and Instrument No. 20181204-0118306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
4. HOA Charter of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
6. Easement Agreement in favor of GTE Mobilnet of Nashville of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
7. Dedication of Easements for Sanitary Sewers of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
8. Memorandum of Lease Agreement of record in Book 10424, Page 22 and as Assigned by Instrument No. 20051031-0131235, in the Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150626-0061523 and Instrument No. 20150713-0067951, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171002-0100380, in the Register's Office for Davidson County, Tennessee.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property more commonly known as 2064 Kirkwall Drive, Nolensville, TN 37135.

Witness by my hand this 26th day of February, 2026

**Homer Stanley Ferguson**

Marina Rezende Ferguson

**Marina Rezende Ferguson**

STATE OF TENNESSEE )
COUNTY OF WILSON )

On the 26th day of February, 2026, personally appeared before me, Homer Stanley Ferguson and Marina Rezende Ferguson with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

