This Instrument Prepared from Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Parcel ID: 14908001400

SEND TAX BILLS TO:

New Owners

NAME AND ADDRESS OF NEW OWNERS:

Terri Denise Hunter, Michelle F. Sargent, and the Ferrell Family Trust
7279 Lee Road
Smyrna, TN 37167

Karen Johnson Davidson County
Batch # 1393104 DEEDQC
03/16/2026 09:18:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260316-0020475

CO-EXECUTORS' DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, the undersigned, **Terri Denise Hunter and Michelle F. Sargent, Co-Executors of the Estate of Marlene C. Ferrell**, with authorization to transfer title to real property pursuant to the Last Will and Testament of Marlene C. Ferrell, hereby quitclaim unto **Terri Denise Hunter**, **Michelle F. Sargent**, and **The Ferrell Family Trust** as tenants in common, their heirs and assigns forever, all of the said estate's right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Dorhill Acres, Section II, as of record in Book 2331, page 144, Register's Office for said County.
>
> Being the same property conveyed to Harold Ferrell and wife, Marlene C. Ferrell, by warranty deed from Roy Black Johnson and wife, Wilma Jane Johnson, appearing of record in Deed Book 3247, page 547, Register's Office for Davidson County, Tennessee. The said Harold Ferrell predeceased Marlene C. Ferrell, leaving her as the surviving tenant by the entirety. Marlene C. Ferrell died testate on July 25, 2024, and her Last Will and Testament is found in Case No. 25P174 in the Davidson County Circuit Court, Seventh Division.
>
> This conveyance is subject to all easements, regulations and restrictive covenants of record and any other matters appearing of record that a full title search may reveal.
>
> This is improved property known as 308 Rural Hill Road, Antioch, TN 37217.

This deed was prepared based on the prior deed in the chain of title and without the benefit of a full title search by Stevens Law, PLLC. The preparer makes no warranties or guarantees about the title to this property.

IN WITNESS WHEREOF, we have hereunto set our signatures on this 11 day of March, 2026.

Terri Denise Hunter

ESTATE OF MARLENE C. FERRELL
By: Terri Denise Hunter, Co-Executrix

Michelle F Sargent

ESTATE OF MARLENE C. FERRELL
By: Michelle F. Sargent, Co-Executrix

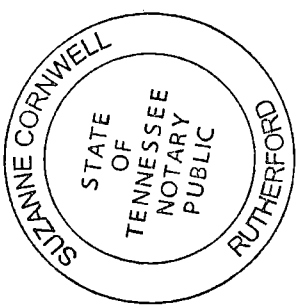
STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Terri Denise Hunter** and **Michelle F. Sargent**, **Co-Executors of the Estate of Marlene C. Ferrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who stated that they have authority to execute on behalf of said estate, and who acknowledged that they executed the foregoing (CO-EXECUTORS' DEED) instrument for the purposes therein contained on behalf of said estate.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 11th day of March, 2026.

Suzanne Cornwell
NOTARY PUBLIC

My Commission Expires: 12.02.2028



AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0-. This deed is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(D) in that it is a deed executed by an executrix to implement a testamentary devise.

Michelle L. Sargent
AFFIANT

Sworn to and subscribed before me this 11th day of March, 2026.

Suzanne Cornwell
NOTARY PUBLIC

My Commission expires: 12.02.2028

