QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Deborah Brooks SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2026. Notary Public (AFFIX SEAL) My Commission Expires: 07/30/2029

LUKEUS WINGO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/30/2029
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) G-Mom with Love Trust	(NAME) Regions Mortgage	149 15 0B 075.00
(ADDRESS) 1515 Bridgecrest Drive #420	(ADDRESS) P.O. Box 23870	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Rochester, NY 14692	

KNOW ALL MEN BY THESE PRESENTS that Deborah Brooks, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Deborah Brooks, Trustee, or her successors in interest, of the G-Mom with Love Trust, dated May 6, 2026, and any amendments thereto, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 420, on the revised plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for said County, to which plan reference is hereby for a more complete description.

Being all or part of the same property conveyed to Donley Ferguson and Stephanie Ferguson by virtue of that certain Warranty Deed dated January 13, 2006, at Instrument No. 20060119-0007184 in the Register's Office of Davidson County, Tennessee.

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Karen Johnson Davidson County
Batch # 1416746 DEEDQC
05/06/2026 12:13:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040808

Being the same property conveyed to Deborah Brooks by **Warranty Deed** from Stephanie Ferguson and Donley Ferguson, wife and husband, of recorded Instrument No. 20160629-0066445 at the Register's Office for Davidson County, Tennessee.

This improved property, known as 1515 Bridgecrest Drive #420, Antioch, TN 37013.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 6th day of May, 2026.

GRANTOR:

Deborah Brooks

{Notary signature on the following page}

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STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Brook, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 6th day of May, 2026.



NOTARY PUBLIC

My commission expires: 07/30/2029

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