This document was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

GRANTEE NAME & ADDRESS:
Catherine Johnson Furbish and
Daniel Leland Furbish, Trustees, or
their successors in interest, of the
Furbish Family Revocable Trust
dated October 13, 2022
4504 Idaho Avenue
Nashville TN 37209

MAIL TAX NOTICES TO:

CapStar Bank
2002 Richard Jones Road
STE 300A
Nashville, TN, 37215

MAP PARCEL NUMBER:

103 04 0 009.00

Karen Johnson Davidson County
Batch# 930184 DEEDQC
10/17/2022 09:25:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20221017-0113169

QUITCLAIM DEED

Grantors, Daniel L. Furbish and Catherine J. Furbish, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantees, Catherine Johnson Furbish and Daniel Leland Furbish, Trustees, or their successors in interest, of the Furbish Family Revocable Trust dated October 13, 2022, and any amendments thereto, all of their rights, title and interest in the following property commonly known as 4504 Idaho Avenue, Nashville, Tennessee 37209:

> Land in Davidson County, Tennessee, being Lot(s) 405, Block 21, as shown on the map entitled Charlotte Park Addition to West Nashville, of record in Plat Book 57, pages 102-103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
>
> Matters shown on the Plan of record in Plat Book 57, pages 102 and 103, said Register's Office.
>
> Prior title may be found in Instrument No. 20180628-0062567, dated June 28, 2018 in the Register's Office of Davidson County, Tennessee.

Grantor and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURES ON THE FOLLOWING PAGE]

Daniel L. Furbish, Grantor

Catherine J. Furbish, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Daniel L. Furbish and Catherine J. Furbish whom being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 13th day of October, 2022

DEBORAH F. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 7-13-2024

Notary Public

OATH OF VALUE

We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Catherine Johnson Furbish, Trustee

Daniel Leland Furbish, Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me Catherine Johnson Furbish and Daniel Leland Furbish Catherine Johnson Furbish, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 13th day of October, 2022.

DEBORAH F. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 7-13-2024

Notary Public